

# \$399,900 - 113 Old Boomer Road, Sylvan Lake

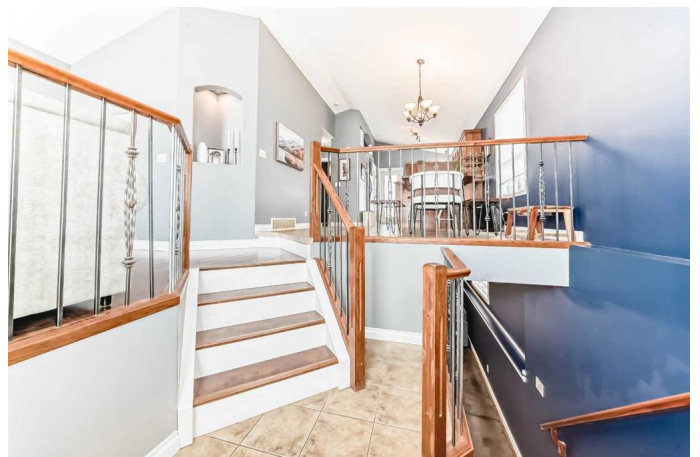
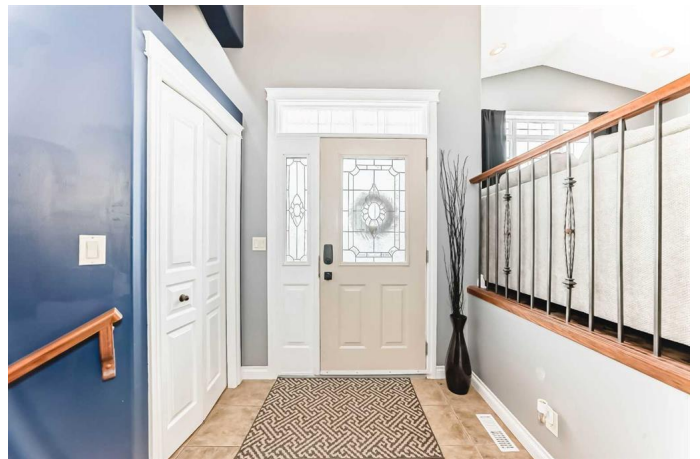
MLS® #A2200040

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,074 sqft  
Residential on 0.10 Acres

Lakeway Landing, Sylvan Lake, Alberta

Welcome to this fully finished bi-level home located in the Fox Run neighbourhood! This home offers a bright, open-concept design, large entry way, a dropped living room and vaulted ceilings, creating an open and airy feel throughout the main floor. The kitchen features plenty of cabinets, a convenient raised eating bar and a pantry, making it ideal for meal prep, entertaining, and storage. The main floor has two generously sized bedrooms, including the master suite, which offers a private 3-piece ensuite and dual closets. A 4-piece bathroom completes the main level, adding convenience for both residents and guests. Downstairs, the home expands further with two additional bedrooms, a large family room, 4-piece bathroom and a dedicated laundry room. There are numerous storage closets providing additional space for all your organizational needs. This home is low maintenance, featuring no carpets, making cleaning and upkeep a breeze! Step outside and you'll find a spacious deck off the kitchen with complementary bbq and underneath storage. The fully fenced yard offers privacy and security, and there's a storage shed for even more space. The gravel, 2-car parking pad off the back alley provides convenient off-street parking. Location is key, and this home is ideally situated within walking distance to schools, making it a perfect choice for families. Don't miss out on this fantastic opportunity to own a well-maintained home in the desirable Fox Run community.



Built in 2004

## Essential Information

MLS® #	A2200040
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,074
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	113 Old Boomer Road
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2J1

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	High Ceilings, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Barbecue
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Lot Description	Back Lane, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	26
Zoning	R5

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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