

\$459,900 - 91 Old Boomer Road, Sylvan Lake

MLS® #A2227403

\$459,900

3 Bedroom, 3.00 Bathroom, 1,059 sqft

Residential on 0.12 Acres

Fox Run, Sylvan Lake, Alberta

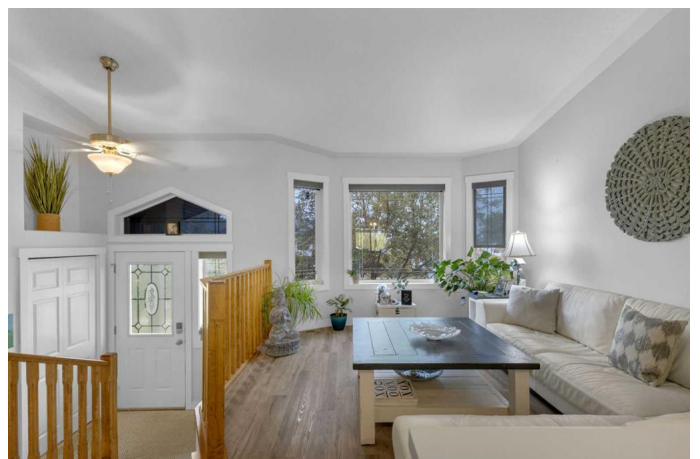
Check out this beautiful bi-level with a double car garage. This home has been renovated throughout so you can move in and relax! The main floor features an open concept living room with a large window overlooking the mature front trees. The kitchen has been renovated with quartz countertops, full tile backsplash and a new stove & dishwasher in 2024. There's also a pantry. The dining area features a garden door out to the covered deck & fenced yard. You'll love the privacy, mature trees and lower deck. The main floor also features two bedrooms and 2 full bathrooms, one of which is the 3pc. Ensuite bathroom off the primary bedroom. The primary bedroom also has a walk-in closet! The basement is fully finished with a large family room that has a gas fireplace. There's also a bedroom, bathroom and lots of storage. The bathroom downstairs has in-floor heat. Other features include: a new HE furnace in the last approx. 3 years, Nest thermostat, custom window coverings, large shed, shingles were replaced in approx. 2017-2018, additional off street parking beside the garage and best of all, CENTRAL A/C! Truly a great opportunity for those looking for a move in ready home with a garage.

Built in 2002

Essential Information

MLS® #

A2227403



Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,059
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	91 Old Boomer Road
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2H9

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Additional Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2025
Days on Market	5
Zoning	R2

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.