

# \$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	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rear
# 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	12
Zoning	R2

**Listing Details**

Listing Office	Century 21 Maximum
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