



## 108 Old Boomer Road Sylvan Lake Alberta

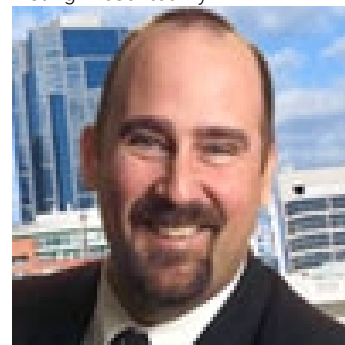
\$429,900

Now offering a fully developed 5 bedroom, and 3 bathroom home in the desirable subdivision of Fox Run Sylvan Lake, AB. The basement with a separate entrance can be used as an illegal suite with 2 bedrooms, kitchen, dining, living room area, 3pce bathroom, and laundry room if required. The main level features 3 bedrooms, a 4pce main bathroom, a 3pce ensuite in the primary bedroom and separate laundry from the basement suite. Functional floor plan with a kitchen that has a mobile island. All counter tops on the main level are Quartz. Newer appliances throughout and some updated interior paint. Fully fenced backyard with deck access from the main level dining/kitchen area. Plenty of ample parking off of the back alley and street parking available in the front of the home. Located near a Public/Catholic combo middle school. Sylvan Lake offers plenty of amenities and it's own Urgent Care facility. Furniture & decor are virtually staged. (id:6769)

3pc Bathroom 5.58 Ft x 6.67 Ft  
4pc Bathroom 4.92 Ft x 8.42 Ft  
Bedroom 11.58 Ft x 9.92 Ft  
Bedroom 9.17 Ft x 9.75 Ft  
Dining room 7.17 Ft x 13.42 Ft  
Foyer 6.17 Ft x 7.50 Ft  
Kitchen 7.42 Ft x 15.33 Ft  
Living room 12.00 Ft x 16.17 Ft  
Primary Bedroom 12.00 Ft x 15.33 Ft

3pc Bathroom 10.92 Ft x 8.67 Ft  
Bedroom 10.83 Ft x 12.33 Ft  
Bedroom 9.33 Ft x 9.00 Ft  
Dining room 10.25 Ft x 13.58 Ft  
Kitchen 16.75 Ft x 11.33 Ft  
Recreational, Games room 13.83 Ft x 10.08 Ft  
Storage 8.00 Ft x 6.50 Ft  
Furnace 10.42 Ft x 9.42 Ft

Listing Presented By:



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