

131 Old Boomer Road Sylvan Lake Alberta

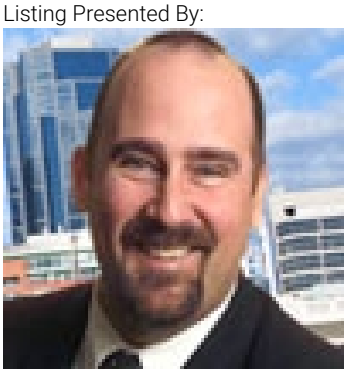
$365,000

BIG LOT, GREAT LOCATION, INCREDIBLE VALUE! Welcome to #131 Old Boomer Road, a fully developed 4-bedroom two-storey in Sylvan Lake's Fox Run offering plenty of space inside and out, a massive yard and ample rear parking!Step inside to a beautiful front entry featuring an impressive open-to-below design, an open-concept main floor - complete with stainless steel appliances, spacious kitchen area, and a functional layout, perfect for everyday living and entertaining. Upstairs features a large primary suite with 2-piece ensuite, a 4-piece bathroom and 2 additional bedrooms. The fully developed basement offers a good sized family room with wet bar, a great space to watch the big game, another 4-piece bathroom and the 4th bedroom! Love your morning coffee's? You get 2 covered decks to choose from! 1 out front and another out back! Notable updates and features include air conditioning, new shingles in 2022, new upper-level carpet in 2026, and a newer hot water tank.Ideally located just down the road from Fox Run Middle School and Mother Teresa School, and only minutes from Sylvan Lake Golf & Country Club, downtown Sylvan Lake, and the growing amenities on the west side of town.A great combination of space, location, and value, this property is a fantastic opportunity for first-time buyers, families, or those looking to downsize without sacrificing yard space! (id:6769)

Family room 18.58 Ft x 10.58 Ft
4pc Bathroom Measurements not available
Bedroom 12.92 Ft x 7.92 Ft
Living room 13.00 Ft x 13.92 Ft
Kitchen 11.33 Ft x 10.08 Ft
2pc Bathroom Measurements not available
Laundry room 6.00 Ft x 5.75 Ft

Dining room 11.33 Ft x 8.50 Ft
Primary Bedroom 13.92 Ft x 10.75 Ft
2pc Bathroom Measurements not available
Bedroom 9.92 Ft x 9.92 Ft
Bedroom 10.67 Ft x 8.67 Ft
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
Coldwell Banker OnTrack Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca