

# \$337,500 - 49 Old Boomer Road, Sylvan Lake

MLS® #A2239221

**\$337,500**

5 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.08 Acres

Fox Run, Sylvan Lake, Alberta

Check out this great opportunity to own a five-bedroom, 2 bath bi-level with a detached garage. This home offers plenty of space inside and out. The main floor features three bedrooms, a large living room with sliding glass doors to the west-facing deck with a recently added gas line—perfect for evening BBQs. Also on the main floor is a spacious kitchen, dining area and the convenience of main floor laundry. A 4pc. bathroom completes the main floor space. The fully developed basement includes a large rec room, two additional bedrooms, a 3-piece bathroom with a new vanity(2025), and a den that could easily function as a home office. Recent upgrades include new shingles on the house in 2023, a tile backsplash in the kitchen(2025), new vinyl flooring in the kitchen, dining, laundry room, and main bath(2025), updated water shut-offs on all taps(2025), a new kitchen faucet, and a new sump pump(2025). The fully fenced backyard adds additional space to enjoy this affordable home.



Built in 2000

## Essential Information

MLS® #	A2239221
Price	\$337,500
Bedrooms	5
Bathrooms	2.00

Full Baths	2
Square Footage	1,132
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	49 Old Boomer Road
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Z1

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Pantry
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 13th, 2025
Days on Market	4
Zoning	R2

### **Listing Details**

Listing Office	Century 21 Maximum
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