

**113 Old Boomer Road  
Sylvan Lake, Alberta**

**MLS # A2200040**



**\$399,900**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,074 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Lawn		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Concrete, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** High Ceilings, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R5

**Utilities:** -

**Inclusions:** Bbq

Welcome to this fully finished bi-level home located in the Fox Run neighbourhood! This home offers a bright, open-concept design, large entry way, a dropped living room and vaulted ceilings, creating an open and airy feel throughout the main floor. The kitchen features plenty of cabinets, a convenient raised eating bar and a pantry, making it ideal for meal prep, entertaining, and storage. The main floor has two generously sized bedrooms, including the master suite, which offers a private 3-piece ensuite and dual closets. A 4-piece bathroom completes the main level, adding convenience for both residents and guests. Downstairs, the home expands further with two additional bedrooms, a large family room, 4-piece bathroom and a dedicated laundry room. There are numerous storage closets providing additional space for all your organizational needs. This home is low maintenance, featuring no carpets, making cleaning and upkeep a breeze! Step outside and you'll find a spacious deck off the kitchen with complementary bbq and underneath storage. The fully fenced yard offers privacy and security, and there's a storage shed for even more space. The gravel, 2-car parking pad off the back alley provides convenient off-street parking. Location is key, and this home is ideally situated within walking distance to schools, making it a perfect choice for families. Don't miss out on this fantastic opportunity to own a well-maintained home in the desirable Fox Run community.