

91 Old Boomer Road
Sylvan Lake, Alberta

MLS # A2227403

\$459,900



Division:	Fox Run		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,059 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rd		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Refrigerator, stove, dishwasher, microwave, washer/dryer (in garage), all shelving in basement bathroom, window coverings

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.