

# \$369,900 - 19 Old Boomer Road, Sylvan Lake

MLS® #A2224996

**\$369,900**

4 Bedroom, 3.00 Bathroom, 1,074 sqft

Residential on 0.14 Acres

Fox Run, Sylvan Lake, Alberta

This well maintained 4-bedroom, 3-bath bi-level home is the full package—location, value, and space! Backing onto peaceful green space and a walking path in Sylvan Lake—™s desirable Fox Run subdivision, walking distance to schools and the lake, this half-duplex offers the privacy and room you—™d expect from a detached home, but at a much more affordable price.

Built in 2016 and boasting over 1,000 sq ft above grade, the bright open-concept main floor is filled with natural light from west-facing windows. Enjoy a spacious kitchen with upgraded appliances, ample cabinetry, and a cozy living area ideal for family nights or entertaining guests. The primary suite features a full ensuite, giving you your own private retreat.

The fully finished basement includes two generously sized bedrooms, a third full bathroom, and a separate laundry room complete with built-in counters and cabinets—™perfect for extra functionality and storage.

Outside, the massive pie-shaped backyard is fully fenced and ready for kids, pets, or backyard hangouts around the firepit. There's even room to build a garage down the road! Plus, direct access to trails, nearby schools, and green space makes this home a standout for families and outdoor lovers.



Affordable, move-in ready, and loaded with value

Built in 2016

### **Essential Information**

MLS® #	A2224996
Price	\$369,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,074
Acres	0.14
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	19 Old Boomer Road
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Z1

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard

Lot Description        Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Irregular Lot, Landscaped, Private

Roof                      Fiberglass

Construction          Vinyl Siding, Wood Frame, Manufactured Floor Joist

Foundation            Poured Concrete

**Additional Information**

Date Listed             May 30th, 2025

Days on Market        10

Zoning                   R2

**Listing Details**

Listing Office           Real Broker

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