

# \$329,900 - 49 Old Boomer Road, Sylvan Lake

MLS® #A2257332

**\$329,900**

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® #    | A2257332  |
| Price     | \$329,900 |
| 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        | Double 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    | September 15th, 2025 |
| Days on Market | 6                    |
| Zoning         | R2                   |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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