



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

MLS # A2296347

\$449,000



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|------------------|--|---------------|-------------------|
| Division: | Fox Run | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,262 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Dog Run Fenced In, Front Yard, Interior Lot, Landscaped, Lawn | | |

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|--------------------|---|-------------------|---|
| Heating: | Mid Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Aluminum Siding , Vinyl Siding, Wood Frame | Zoning: | R5 |
| Foundation: | Poured Concrete | Utilities: | Cable Connected, Electricity Connected, Natural Gas |
| Features: | French Door, Jetted Tub, Open Floorplan, Pantry, Stone Counters, Track Lighting | | |
| Inclusions: | N/A | | |

.Great family home close to schools, parks,and playgrounds in sunny Sylvan Lake.3 bedroom 4 bathroom 2 storey with large double detached garage.Dog run,fenced,fire pit landscapped back yard this home has it all.