



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

MLS # A2297104



\$474,900

Division:	Fox Run		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,155 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Blinds, Garage Door Opener and 1 Controller, Storage Shed. overhead heater in garage. TV Mount on Wall in Primary bedroom

Welcome to 116 Old Boomer Road, a fully developed 4 bedroom, 3 bathroom walkout bi-level offering a smart family layout, excellent functionality, and great value in a desirable neighborhood. From the moment you arrive, the home offers strong curb appeal with its oversized 24x26 attached double garage, large concrete driveway, and welcoming front entry. The main floor features a bright open-concept design with vaulted ceilings, large windows, and a spacious kitchen that flows seamlessly into the dining area and living space. The kitchen offers an abundance of cabinetry, excellent prep space, updated painted cabinets, and a raised eating bar that keeps everyone connected whether you’re entertaining or handling busy family mornings. Garden door access leads directly outside, making it easy to enjoy the deck and walkout lot. The main level includes a spacious primary bedroom complete with its own 3-piece ensuite, plus a second bedroom and full bathroom. The fully developed walkout basement adds incredible versatility with 2 additional bedrooms, a large family room, another full bathroom, and the added comfort of in-floor heat, making the lower level warm and inviting year-round. The oversized attached garage is a standout feature, complete with overhead heat, offering excellent space for vehicles, storage, hobbies, or a workshop setup. If you’ve been looking for a clean, functional family home with a walkout basement, heated garage, and a layout that just makes sense, this one deserves a look.