



**GRASSROOTS**  
REALTY GROUP

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104 Old Boomer Road  
Sylvan Lake, Alberta

MLS # A2344362



**\$409,900**

|           |                                         |        |                   |
|-----------|-----------------------------------------|--------|-------------------|
| Division: | Fox Run                                 |        |                   |
| Type:     | Residential/House                       |        |                   |
| Style:    | Bi-Level                                |        |                   |
| Size:     | 1,053 sq.ft.                            | Age:   | 2001 (25 yrs old) |
| Beds:     | 4                                       | Baths: | 2                 |
| Garage:   | Gravel Driveway, Off Street, Rear Drive |        |                   |
| Lot Size: | 0.13 Acre                               |        |                   |
| Lot Feat: | Back Yard, Rectangular Lot              |        |                   |

|             |                          |            |    |
|-------------|--------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas  | Water:     | -  |
| Floors:     | Laminate, Linoleum, Tile | Sewer:     | -  |
| Roof:       | Asphalt Shingle          | Condo Fee: | -  |
| Basement:   | Full                     | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame | Zoning:    | R2 |
| Foundation: | Poured Concrete          | Utilities: | -  |
| Features:   | Pantry, Vinyl Windows    |            |    |

Inclusions: None

Welcome to this great family home in desirable Fox Run neighborhood! This fully developed 4-bedroom, 2-bathroom home is ideally located just steps from parks, schools, shopping, and walking trails. The main floor features a large living area and a spacious dining room that comfortably accommodates a table for eight, making it perfect for family meals and entertaining. The lower level offers an additional spacious family room, providing plenty of space for everyone to relax and enjoy. A garden door leads to the rear deck and firepit area, overlooking the large, fenced backyard. There is also lots of room to build a garage, giving the new owner an opportunity to add even more value and functionality to the property. This home offers flexibility as either a comfortable family home or investment property. Shingles are five years old; water heater just replaced. It has also been a successful Airbnb, with records available. A wonderful opportunity to own a spacious home in the desirable Fox Run neighborhood of Sylvan Lake.