



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

108 Old Boomer Road
Sylvan Lake, Alberta

MLS # A2348375



\$439,900

Division:	Fox Run		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,193 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

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

Inclusions: refrigerators(2), electric stoves(2), counter top microwave, shed, blinds

Now offering a fully developed 5 bedroom, and 3 bathroom home in the desirable subdivision of Fox Run Sylvan Lake, AB. The basement with a separate entrance can be used as an illegal suite with 2 bedrooms, kitchen, dining, living room area, 3pce bathroom, and laundry room if required. The main level features 3 bedrooms, a 4pce main bathroom, a 3pce ensuite in the primary bedroom and separate laundry from the basement suite. Functional floor plan with a kitchen that has a mobile island. All counter tops on the main level are Quartz. Newer appliances throughout and some updated interior paint. Fully fenced backyard with deck access from the main level dining/kitchen area. Plenty of ample parking off of the back alley and street parking available in the front of the home. Located near a Public/Catholic combo middle school. Sylvan Lake offers plenty of amenities and it's own Urgent Care facility. Furniture & decor are virtually staged.