



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

121 Old Boomer Road  
Sylvan Lake, Alberta

MLS # A2235883



**\$399,000**

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,053 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

**Inclusions:** fridge, stove, dishwasher, washer/dryer

Located in the family friendly neighborhood of Lakeway Landing, this bi-level home boasts a fantastic floor plan and many upgrades. Conveniently close to schools, parks, walking trails, and highway 11. The entry way leads up to the hub of the home. Large windows welcome inside the natural light. The kitchen features rich dark cabinetry, an island for additional prep space, and a convenient corner pantry. Dine inside or step thru the garden door to enjoy your morning coffee on the covered upper patio. A few steps down to the lower tier, along with extra space and sun exposure. The backyard is fully fenced for the kids and pets to safely play. The double detached garage provides plenty of indoor parking. Back inside, the spacious primary bedroom allows for a comfortable escape. An extra bedroom can also be utilized as a home office. A 4-piece bathroom completes this main floorplan. Hang out in the lower level and enjoy the fantastic family room. The large windows offer a bright and airy feel. Two generous bedrooms and a 4-piece bathroom perfectly accommodate company or older children. A/C keeps this home comfortable during those warm Summer months. This maintained home would work well for a first time buyer or an investment property. Some recent improvements include: Newer shingles, new furnace motor, newer hot water tank, and new AC condenser. Time is ticking, take a look today!!