



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2238741**



**\$534,900**

<b>Division:</b>	Fox Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

**Heating:** Fireplace(s), Forced Air

**Floors:** Carpet, Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** N/A

6 Old Boomer Road is a beautifully maintained 1337 square foot bungalow featuring vaulted ceilings and an open, welcoming layout. The 2019 custom kitchen is \*chef's kiss\* with quartz countertops, stainless steel appliances, under-cabinet lighting, built-in dining room storage, and a spacious pantry. 6 bedrooms, 3 bathrooms, the new kitchen, a great sized yard, and gorgeous covered deck! If your family needs space, this is the home for you. You'll be more than comfortable here with air conditioning, in-floor heating in the basement and slab heating in the oversized attached garage! Fully fenced yard with 2 gas lines - for a patio BBQ and firepit. Room for RV parking as well. This home offers vinyl flooring throughout with tile kitchen and minimal carpet. A spacious primary bedroom features a 3-piece ensuite with walk-in shower, and a large walk-in closet. Additional bedrooms are well-sized. Downstairs, you'll find in-floor heating, a large recreation space, carpeted stairs for traction, and a good-sized storage area under the stairs and second laundry hookups here! How convenient! The large 3-piece bathroom needs minor ceiling work completed but is otherwise ready to go for the new owner. The garage is slab heated and finished, furnace and roof are approximately 8 years old, and hot water tank was replaced in 2018, so all the heavy lifting is done for you... This home is ideal for buyers seeking a solid home for a large family, a manageable but decked out yard, and excellent functionality in a mature neighbourhood close to Sylvan Lake amenities.