



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2239221**



**\$337,500**

<b>Division:</b>	Fox Run		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Street Lighting		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** Refrigerator, stove, dishwasher, range hood, washer/dryer, window coverings

Check out this great opportunity to own a five-bedroom, 2 bath bi-level with a detached garage. This home offers plenty of space inside and out. The main floor features three bedrooms, a large living room with sliding glass doors to the west-facing deck with a recently added gas line&mdash;perfect for evening BBQs. Also on the main floor is a spacious kitchen, dining area and the convenience of main floor laundry. A 4pc. bathroom completes the main floor space. The fully developed basement includes a large rec room, two additional bedrooms, a 3-piece bathroom with a new vanity(2025), and a den that could easily function as a home office. Recent upgrades include new shingles on the house in 2023, a tile backsplash in the kitchen(2025), new vinyl flooring in the kitchen, dining, laundry room, and main bath(2025), updated water shut-offs on all taps(2025), a new kitchen faucet, and a new sump pump(2025). The fully fenced backyard adds additional space to enjoy this affordable home.