



GRASSROOTS
REALTY GROUP

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

MLS # A2260377



\$309,900

Division:	Fox Run		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	961 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad, Rear Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window Coverings

Welcome to this fully developed half duplex in the desirable Fox Run neighbourhood. This bi-level home offers 4 bedrooms and 3 bathrooms, providing plenty of space for families or first-time buyers. The main floor features a bright living room with southwest windows, a functional kitchen with modern painted cabinets, tiled backsplash, pantry, and new stainless steel fridge and stove. The dining area is comfortably sized for family meals. The primary bedroom includes a walk-in closet and 3-piece ensuite with a stand-up shower, while the second bedroom has a cozy niche perfect for a reading spot. The lower level is fully finished with a large family room, two additional bedrooms, and a spacious 3-piece bathroom. Outside, the fenced and landscaped yard offers grass, trees, shrubs, and a firepit, plus a 12x10 wood deck for outdoor enjoyment. Parking is easy with a gravel pad that accommodates two vehicles. Updates include newer shingles and a hot water tank replaced in 2021. Located close to schools, parks, and walking trails, this home is well-situated for everyday living.