



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2264044**



**\$299,900**

<b>Division:</b>	Fox Run		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	937 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

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

**Inclusions:** Water Softener is As Is. Renter was in the home and owner is not sure of the operation of it now.

Excellent opportunity in Sylvan Lake! This 2-bedroom, 2-bathroom half duplex is ideally located close to middle schools, walking paths, and all local amenities. The home offers a bright, functional layout with an east-facing deck—perfect for enjoying morning sun or evening relaxation. The partially developed basement includes a laundry area and space to expand a bathroom and 2 bedrooms. Outside, you’ll find three off-street parking stalls with back alley access, offering plenty of room for vehicles or guests. The home is ready for your personal touch, with some updates needed such as new carpet in the bedrooms and fresh paint throughout—an excellent chance to build equity and make it your own. A great starter home or investment property in a convenient location.