



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2274937**



**\$499,900**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Solar Tube(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

This walkout bi-level offers with attached 24 x 22 garage, features a blend of thoughtful upgrades, natural light, and a beautifully maintained west-facing yard in one of Sylvan Lake's established neighbourhoods. The exterior features vinyl siding with brick accents and strong curb appeal, complemented by 30-year shingles and mature landscaping. Six solar tubes throughout the home enhance the natural light on both levels. The main floor features vaulted ceilings and an open floor plan that creates an airy, welcoming atmosphere. The kitchen includes a functional pantry, premium KitchenAid appliances, and a matching fridge with ice maker. Premium tile flooring highlights the entry, transitioning into waterproof laminate throughout the main living areas, with newer long-pile carpet in select spaces. The main 4-piece bathroom is finished with tile surrounds. The primary bedroom features a 3-piece ensuite with full-height, slate-style shower tile and an expanded closet system that offers far more storage than a standard layout. The walkout lower level is designed for comfort, , cork-backed vinyl plank flooring, carpet with extra underlay, a thermal chrome pad to keep the floors warm . This level includes two additional bedrooms and a 3-piece bathroom with a stand-up shower. Mechanical features include a water softener with dechlorination system and a hot water tank approximately six years old. Outdoor spaces are private and fully landscaped, with a west-facing backyard that provides evening sun. A 12 x 18 concrete upper deck—partially enclosed—and a lower patio offer multiple areas to enjoy the setting. Additional exterior features include a 10 x 10 shed, a perennial garden, an apple tree, and an RV gate with alley access. Situated within minutes of Sylvan Lake's schools, recreation options, and everyday amenities,

this home benefits from close proximity to playgrounds, walking paths, and the lakefront district. The community is known for its vibrant four-season lifestyle, established neighbourhoods, and quick access to Highways 11 and 20 for commuting.