



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

**MLS # A2299704**



**\$368,900**

<b>Division:</b>	Fox Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,067 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Side By Side		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** Garden Shed

Step inside a home that feels like a warm embrace the moment you walk through the door. This charming bi-level beauty greets you with soaring VAULTED CEILINGS, an OPEN CONCEPT design that fills the space with LIGHT and LIFE, perfect for both QUIET evenings and LIVELY gatherings. On the main floor, you'll find three comfortable bedrooms, including a lovely primary retreat complete with a private 3-piece ensuite and his and hers closets- Your own peaceful haven at the end of the day! A second full 4-piece bathroom ensures there's room for everyone to live with ease. The heart of the home flows effortlessly out onto a generous 10x20 west facing deck, where you can soak in GOLDEN afternoon sun and enjoy long summer evenings. Just steps away, a 20x12 garden space invites you to grow your own herbs, vegetables, or flowers- your personal slice of outdoor BLISS! ~need space for projects, toys or storage? The Oversized 20x28 GARAGE has you covered. Fully INSULATED, wired for 220 V (x2) and featuring its own separate panel, its ready for whatever you have in mind. Nestled in a BEAUTIFUL, WELCOMING NEIGHBOURHOOD, this COZY GEM is a hop, skip and a jump away from a school serving grades 5 to 9- making it an IDEAL SPOT for FAMILIES. With a QUICK POSSESSION available, this inviting home is ready to start its next chapter with YOU!! Other great features include: Garage door 8x18, HWT only 8 months old, room for 2 car parking out back, roughed in for a third bath, basement framed for two additional bedrooms, non pet, non smoking home. Come see how effortlessly COMFORT, CHARM and CONVENIENCE come together here- YOU MAY NEVER WANT TO LEAVE...