

142 Old Boomer Road  
Sylvan Lake, Alberta

MLS # A2160074



## \$480,000

<b>Division:</b>	Fox Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Open Floorplan		

**Inclusions:** N/A

Welcome to this bright and meticulously maintained bi-level home that exudes warmth and comfort. As you step into the welcoming entrance, you'll immediately notice the thoughtful design and attention to detail throughout. The heart of this home is the beautifully updated kitchen, featuring freshly painted cabinets, a convenient eat-up breakfast bar, sleek black appliances, a full pantry, and ample counter and cupboard space. The open-concept layout effortlessly connects the kitchen to the dining room and living room, where a cozy gas fireplace adds charm and creates an inviting atmosphere—perfect for both everyday living and entertaining. The main floor includes a spacious second bedroom, a 4-piece bathroom, and additional storage with a linen and broom closet. The primary bedroom is privately situated above the garage, offering a peaceful retreat with a walk-in closet and a 4-piece ensuite. The lower level of the home is equally impressive, with a bright and airy family room that benefits from large windows, allowing natural light to fill the space. This level also features a third bedroom, a roughed-in bathroom with a tub surround already installed, a laundry room, and abundant storage space, making it both functional and flexible for your needs. Step outside to enjoy the West-facing backyard, which boasts a freshly stained deck, perfect for outdoor relaxation. The fully fenced yard provides privacy and security, with ample storage underneath the deck, a large shed, and convenient RV parking. The property also includes a new roof with a portion made of durable tin, and a heated and insulated double garage, ensuring comfort and efficiency year-round. This home is truly move-in ready, offering a bright, clean, and welcoming environment. Don't miss the opportunity to make this fantastic bi-level your new home!