

\$309,900 - 31 Old Boomer Road, Sylvan Lake

MLS® #A2260377

\$309,900

4 Bedroom, 3.00 Bathroom, 961 sqft

Residential on 0.08 Acres

Fox Run, Sylvan Lake, Alberta

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.

Built in 1999

Essential Information

MLS® # A2260377

Price \$309,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 961 |
| Acres | 0.08 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 31 Old Boomer Road |
| Subdivision | Fox Run |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 1Z1 |

Amenities

| | |
|----------------|-------------------------------------|
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad, Rear Drive |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Laminate Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, City Lot, Interior Lot, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------------|
| Date Listed | September 26th, 2025 |
| Days on Market | 5 |
| Zoning | R2 |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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