

\$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, Landscaped, City Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	16
Zoning	R2

Listing Details

Listing Office	RE/MAX real estate central alberta
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