

\$337,500 - 49 Old Boomer Road, Sylvan Lake

MLS® #A2239221

\$337,500

5 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.08 Acres

Fox Run, Sylvan Lake, Alberta

Check out this great opportunity to own a five-bedroom, 2 bath bi-level with a detached garage. This home offers plenty of space inside and out. The main floor features three bedrooms, a large living room with sliding glass doors to the west-facing deck with a recently added gas line—perfect for evening BBQs. Also on the main floor is a spacious kitchen, dining area and the convenience of main floor laundry. A 4pc. bathroom completes the main floor space. The fully developed basement includes a large rec room, two additional bedrooms, a 3-piece bathroom with a new vanity(2025), and a den that could easily function as a home office. Recent upgrades include new shingles on the house in 2023, a tile backsplash in the kitchen(2025), new vinyl flooring in the kitchen, dining, laundry room, and main bath(2025), updated water shut-offs on all taps(2025), a new kitchen faucet, and a new sump pump(2025). The fully fenced backyard adds additional space to enjoy this affordable home.

Built in 2000

Essential Information

MLS® #	A2239221
Price	\$337,500
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,132
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	49 Old Boomer Road
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Z1

Amenities

Parking Spaces	1
Parking	Double Garage Detached
# of Garages	1

Interior

Interior Features	Pantry
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 13th, 2025
Days on Market	33
Zoning	R2

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.