

# \$534,900 - 6 Old Boomer Road, Sylvan Lake

MLS® #A2238741

**\$534,900**

6 Bedroom, 3.00 Bathroom, 1,337 sqft  
Residential on 0.16 Acres

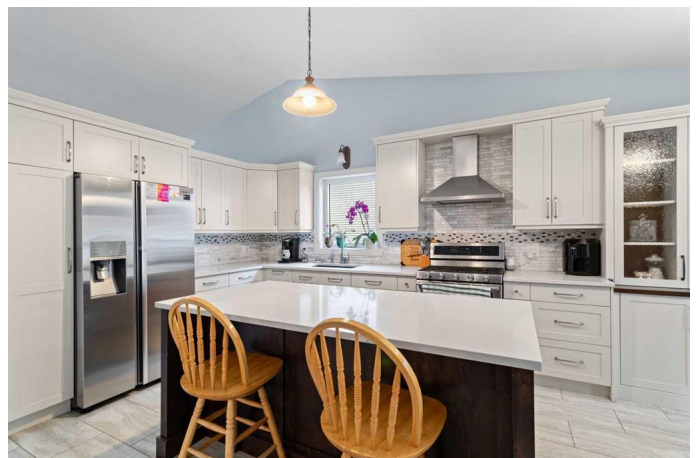
Fox Run, Sylvan Lake, Alberta

6 Old Boomer Road is a beautifully maintained 1337 square foot bungalow featuring vaulted ceilings and an open, welcoming layout. The 2019 custom kitchen is \*chef's kiss\* with quartz countertops, stainless steel appliances, under-cabinet lighting, built-in dining room storage, and a spacious pantry. 6 bedrooms, 3 bathrooms, the new kitchen, a great sized yard, and gorgeous covered deck! If your family needs space, this is the home for you. You'll be more than comfortable here with air conditioning, in-floor heating in the basement and slab heating in the oversized attached garage! Fully fenced yard with 2 gas lines - for a patio BBQ and firepit. Room for RV parking as well.

This home offers vinyl flooring throughout with tile kitchen and minimal carpet. A spacious primary bedroom features a 3-piece ensuite with walk-in shower, and a large walk-in closet. Additional bedrooms are well-sized

Downstairs, youâ€™ll find in-floor heating, a large recreation space, carpeted stairs for traction, and a good-sized storage area under the stairs and second laundry hookups here! How convenient! The large 3-piece bathroom needs minor ceiling work completed but is otherwise ready to go for the new owner.

The garage is slab heated and finished, furnace and roof are approximately 8 years old, and hot water tank was replaced in 2018,



so all the heavy lifting is done for you...

This home is ideal for buyers seeking a solid home for a large family, a manageable but decked out yard, and excellent functionality in a mature neighbourhood close to Sylvan Lake amenities.

Built in 1999

**Essential Information**

MLS® #	A2238741
Price	\$534,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,337
Acres	0.16
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	6 Old Boomer Road
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Y3

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Quartz Counters
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Appliances	Central Air Conditioner, Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Zoning	R1

## Listing Details

Listing Office	Real Broker
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