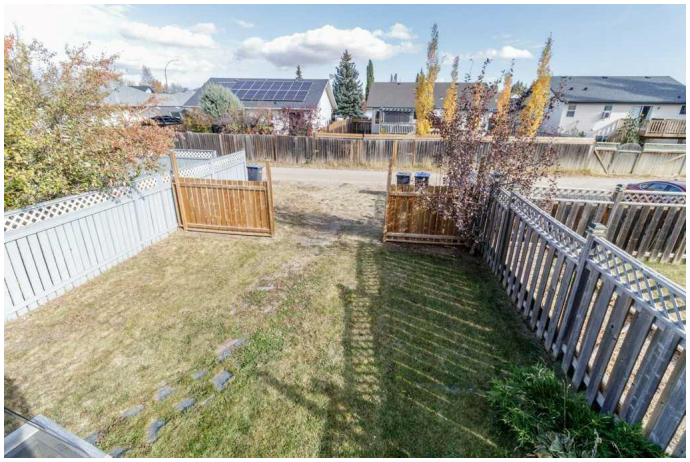
$299,900 - 35 Old Boomer Road, Sylvan Lake

MLS® #A2264044

$299,900
2 Bedroom, 2.00 Bathroom, 937 sqft
Residential on 0.08 Acres



Fox Run, Sylvan Lake, Alberta

Excellent opportunity in Sylvan Lake! This 2-bedroom, 2-bathroom half duplex is ideally located close to middle schools, walking paths, and all local amenities. The home offers a bright, functional layout with an east-facing deckâ€”perfect for enjoying morning sun or evening relaxation.

The partially developed basement includes a laundry area and space to expand a bathroom and 2 bedrooms. Outside, youâ€™ll find three off-street parking stalls with back alley access, offering plenty of room for vehicles or guests.

The home is ready for your personal touch, with some updates needed such as new carpet in the bedrooms and fresh paint throughoutâ€”an excellent chance to build equity and make it your own.

A great starter home or investment property in a convenient location.

Built in 2000

Essential Information

MLS® #	A2264044
Price	$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	937

Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	35 Old Boomer Road
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Z1

Amenities

Parking Spaces	3
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Laminate Counters, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2025
Days on Market	5

Zoning	R2

Listing Details

Listing Office	Royal LePage Network Realty Corp.

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