

\$309,900 - 153 Old Boomer Road, Sylvan Lake

MLS® #A2192745

\$309,900

4 Bedroom, 3.00 Bathroom, 1,339 sqft
Residential on 0.06 Acres

Lakeway Landing, Sylvan Lake, Alberta

FULLY DEVELOPED 2-STOREY TOWNHOME ~ 4 BEDROOMS, 3 BATHROOMS & OVER 1330 SQ. FT. ABOVE GRADE ~ SOUTH EAST FACING BACKYARD ~ NO CONDO FEES ~ Spacious entry welcomes you to this well cared for home ~ The generous size living room features vinyl plank flooring and a large picture window that allows for plenty of natural light to flow ~ The kitchen offers a functional layout and features ample light stained cabinets, tons of counter space, tile backsplash and a wall pantry ~ Easily host large gatherings in the spacious dining room with another large picture window ~ Rear entry has additional storage and a separate entrance leading to the deck, backyard and rear parking ~ 2 piece main floor bathroom ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture and has a large walk in closet with built in organizers ~ 2 additional bedrooms, 4 piece bathroom and linen storage complete the upper level ~ The fully finished basement has high ceilings and features a family room, 3 piece bathroom, 4th bedroom, laundry and space for storage ~ The south east facing backyard gets tons of sun, is landscaped with well established trees and shrubs, has garden shed, and access to the rear parking pad and back alley ~ Located steps to walking trails and parks, walking distance to schools and shopping plus easy access to all other amenities.



Built in 2004

Essential Information

MLS® #	A2192745
Price	\$309,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,339
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	153 Old Boomer Road
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2P6

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 7th, 2025
Days on Market	34
Zoning	R3

Listing Details

Listing Office	Lime Green Realty Inc.
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