

\$415,000 - 73 Bowman Circle, Sylvan Lake

MLS® #A2245957

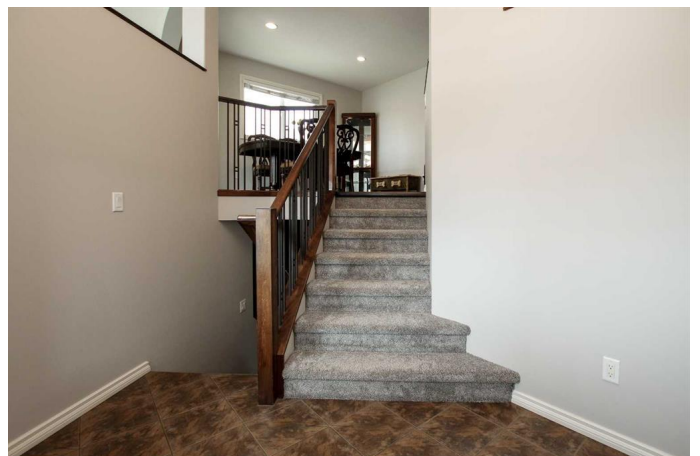
\$415,000

3 Bedroom, 3.00 Bathroom, 1,090 sqft

Residential on 0.10 Acres

Beacon Hill, Sylvan Lake, Alberta

FULLY DEVELOPED ~ 3 BEDROOM, 3 BATHROOM BI-LEVEL IN BEACON HILL ~ SOUTH FACING BACKYARD WITH NO NEIGHBOURS BEHIND ~ Hwt and water softener replaced in 2023 ~ Covered front entry welcomes you and leads to a sun filled foyer with high ceilings that opens to the upper level ~ The living room features archways and large windows that overlook the front yard and offer plenty of natural light ~ The spacious dining space can easily host a large family gathering and opens to the kitchen that features plenty of maple cabinets, ample counter space, full tile backsplash, stainless steel appliances and a walk in corner pantry ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk in closet with built in organizers and a 3 piece ensuite ~ A second main floor bedroom is conveniently located across from a 4 piece bathroom~ 10' x 14' covered deck with enclosed storage below ~ The basement offers large above grade windows, high ceiling, is fully finished and offers a large family room that opens to a games area, an oversized bedroom, 4 piece bathroom, laundry and space for storage throughout ~ Other great features include; operational in floor heat, central vacuum ~ The sunny south facing backyard is fully fenced with back alley access and backs onto a green space ~ Rear parking pad ~ Excellent location; close to multiple shopping plazas with all amenities plus easy access to schools, parks,



walking trails and highway access.

Built in 2011

Essential Information

MLS® #	A2245957
Price	\$415,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,090
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	73 Bowman Circle
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0H9

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	1
Parking	Off Street, Alley Access, Parking Pad

Interior

Interior Features	Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Stove(s)
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard, Storage
Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Cul-De-Sac
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed August 7th, 2025
Days on Market 65
Zoning R5

Listing Details

Listing Office Lime Green Realty Central

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.