

# **\$425,000 - 73 Bowman Circle, Sylvan Lake**

MLS® #A2245957

**\$425,000**

3 Bedroom, 2.00 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 ~ 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	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
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	Alley Access, Off Street, Parking Pad

## Interior

Interior Features	Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
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, Cul-De-Sac, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 7th, 2025
Zoning	R5

### **Listing Details**

Listing Office	Lime Green Realty Central
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