

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

MLS® #A2245957

\$425,000

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 | \$425,000 |
| 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 | 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
Days on Market 4
Zoning R5

Listing Details

Listing Office Lime Green Realty Central

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