

# \$430,000 - 69 Bowman Circle, Sylvan Lake

MLS® #A2249547

**\$430,000**

4 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.09 Acres

Beacon Hill, Sylvan Lake, Alberta

Welcome to this meticulously maintained home offering a perfect blend of comfort and style. Step inside to find a spacious tile entry with custom stair rails and vaulted ceilings for a bright, inviting layout that instantly feels welcoming. The main floor showcases upgraded luxury vinyl plank flooring replacing all the carpet and upgraded modern black light fixtures. It is complete with the primary bedroom with an oversize closet, second bedroom or office and main floor full bathroom.

The functional kitchen has stainless steel appliances and a large peninsula and eating bar for plenty of counterspace. The lower level features 2 generously sized bedrooms, a full bathroom with custom tile shower, and a large, versatile family room/recreation space.

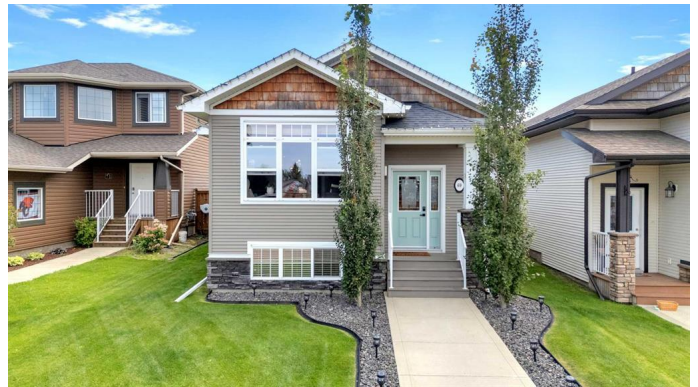
Storage and rough-in for infloor heat if you so desired. Outside you will find a private backyard oasis, thoughtfully landscaped with vibrant greenery and a charming firepit area. A gazebo completes the deck for added shade in your south facing backyard. You will never have any rear neighbours! New walking path behind home to link to Sylvan Lake's great trail system! NO pet, NO smoking home!!

Built in 2012

## Essential Information

MLS® # A2249547

Price \$430,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,004       |
| Acres          | 0.09        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 69 Bowman Circle |
| Subdivision | Beacon Hill      |
| City        | Sylvan Lake      |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T4S 0H9          |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s)        |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### **Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Yard, Fire Pit                              |
| Lot Description   | Back Lane, Gazebo, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                     |
| Construction      | Mixed, Stone, Vinyl Siding                          |
| Foundation        | Poured Concrete                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 42                |
| Zoning         | R5                |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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