

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

MLS® #A2245957

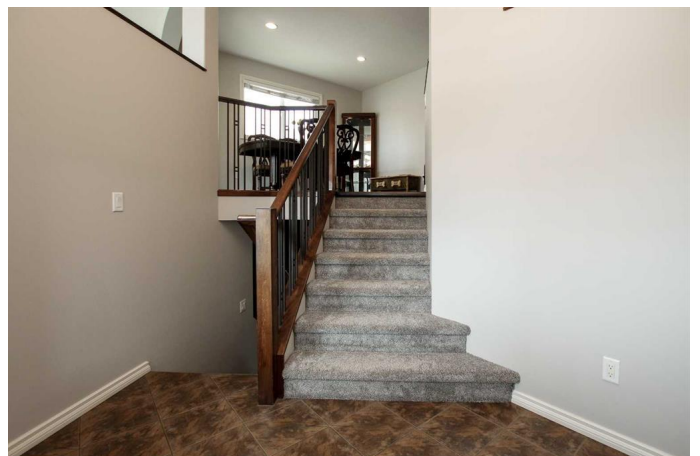
**\$415,000**

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        | 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        102  
Zoning                    R5

**Listing Details**

Listing Office            Lime Green Realty Central

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