

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

MLS® #A2245957

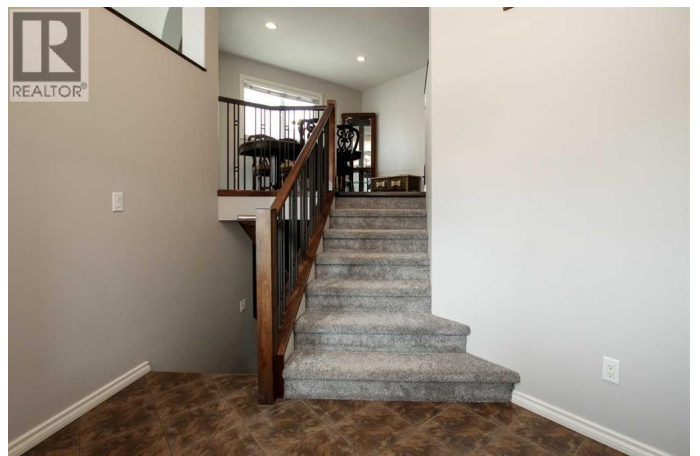
\$415,000

3 Bedroom, 3.00 Bathroom, 1,090 sqft

Single Family 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. (id:6289)

Built in 2011

Essential Information

Listing #	A2245957
Price	\$415,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,090
Acres	0.10
Year Built	2011
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	73 Bowman Circle
Subdivision	Beacon Hill
City	Sylvan Lake
Province	Alberta
Postal Code	T4S0H9

Amenities

Amenities	Park, Playground, Schools, Shopping
Utilities	Electricity, Natural Gas
Features	Cul-de-sac, Back lane, PVC window, No neighbours behind
Parking Spaces	1
Parking	Other, Parking Pad

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, See remarks, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air, In Floor Heating
Cooling	None
Has Basement	Yes

Exterior

Exterior	Vinyl siding
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Foundation

Poured Concrete

Listing Details

Listing Office

Lime Green Realty Central



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