

# \$335,900 - 97 Bowman Circle E, Sylvan Lake

MLS® #A2205353

**\$335,900**

3 Bedroom, 3.00 Bathroom, 948 sqft  
Residential on 0.21 Acres

Beacon Hill, Sylvan Lake, Alberta

The Family friendly community of Beacon Hills welcomes you! This immaculately kept home is Fully Developed and offers an Excellent location; close to schools, golf course, shopping and easy hi way access.

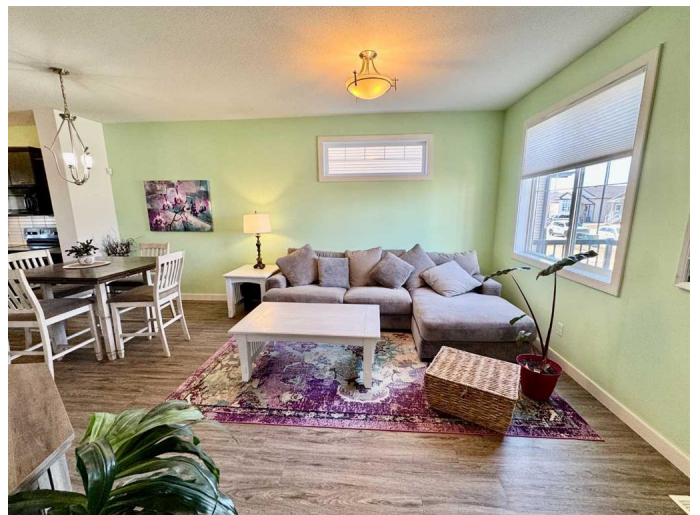
Welcomed by an open concept layout, neutral decor and large windows. New vinyl plank flooring on the main floor, nice kitchen cabinets with crown moulding and matching appliances, crisp white tile backsplash and pantry. Upstairs you'll find a spacious master bedroom with a walk-in closet plus 2 additional bedrooms and a 4 piece bath with a linen closet making this an ideal family home. The basement was professionally developed in the last couple years and in brand new condition for you to enjoy. This space has a large living room with egress window, 4 piece bath with custom tile shower and the separate laundry room. The private yard is fully fenced, landscaped with a covered deck and gas line for the BBQ, 2 car parking in the back, shed, fire pit and backs onto a park and private parking area. Comes with all six appliances plus a water softener. Turn Key living!

Built in 2012

## Essential Information

MLS® # A2205353

Price \$335,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	948
Acres	0.21
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	97 Bowman Circle E
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0H7

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Closet Organizers, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, 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, Covered Courtyard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 25th, 2025

Days on Market       33

Zoning                 R5A

### **Listing Details**

Listing Office         RE/MAX real estate central alberta

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.