

\$460,000 - 40 Bowman Circle, Sylvan Lake

MLS® #A2249799

\$460,000

2 Bedroom, 2.00 Bathroom, 1,161 sqft

Residential on 0.14 Acres

Beacon Hill, Sylvan Lake, Alberta

This BEAUTIFUL BUNGALOW offers an open floorplan with incredible functionality. The double attached garage provides plenty of indoor parking. Once inside you will appreciate the vaulted ceilings and large windows offering loads of natural light. Handsome hardwood flooring and a cozy gas fireplace welcome you into the comfortable living room. The kitchen features warm oak cabinetry, crisp white appliances, and an island for additional seating. A glass garden door leads you to the lovely backyard and large deck. Morning coffee will be a daily delight. The reverse pie lot provides plenty of space for outdoor activities. The large shed offers loads of storage for yard equipment. Matures trees and shrubs boarder the property for added privacy. With rear alley access, RV parking is easy and convenient. Back inside, you will enjoy escaping to the spacious primary suite, complete with a 3-piece ensuite. The additional bedroom and 4-piece bathroom can accommodate company or children. Main level laundry is an added luxury to this floor plan. The basement awaits your imagination and finishing touches. Additional upgrades include a water softener and reverse osmosis system. With everything at your fingertips, this floor plan could be perfect for a young family, a mature couple, or investment opportunity! Take your tour today!!

Built in 2010



Essential Information

MLS® #	A2249799
Price	\$460,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,161
Acres	0.14
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	40 Bowman Circle
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0H9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Pie Shaped Lot, Private, See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	8
Zoning	R5

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.