

# \$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.

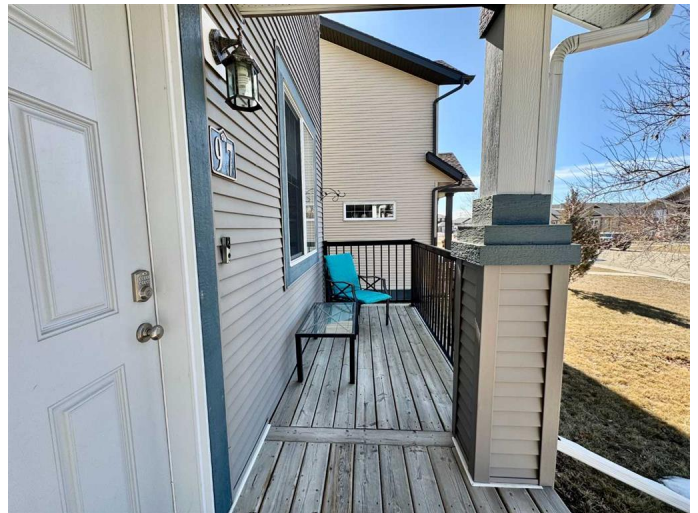
Welcomed by an open concept layout, neutral decor and large windows. New vinyl plank flooring on the main floor, nice kitchenÂ cabinets with crown moulding and matching appliances, crisp white tile backsplash and pantry. Upstairs you'll find a spacious master bedroom with aÂ walk-in closet plus 2 additional 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        36

Zoning                    R5A

### **Listing Details**

Listing Office            RE/MAX real estate central alberta

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