

\$435,000 - 69 Bowman Circle, Sylvan Lake

MLS® #A2249547

\$435,000

4 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.09 Acres

Beacon Hill, Sylvan Lake, Alberta

Welcome to this meticulously maintained home offering a perfect blend of comfort and style. Step inside to find a spacious tile entry with custom stair rails and vaulted ceilings for a bright, inviting layout that instantly feels welcoming. The main floor showcases upgraded luxury vinyl plank flooring replacing all the carpet and upgraded modern black light fixtures. It is complete with the primary bedroom with an oversize closet, second bedroom or office and main floor full bathroom.

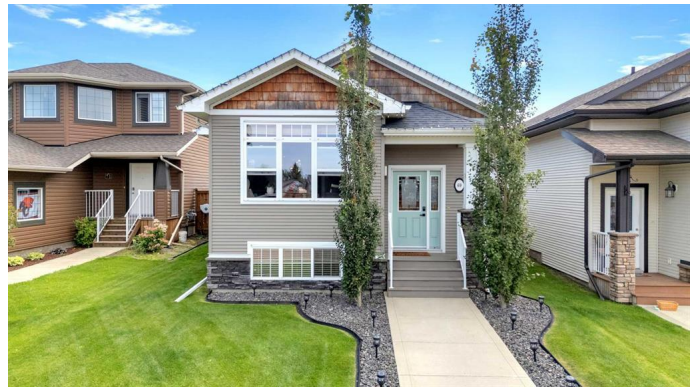
The functional kitchen has stainless steel appliances and a large peninsula and eating bar for plenty of counterspace. The lower level features 2 generously sized bedrooms, a full bathroom with custom tile shower, and a large, versatile family room/recreation space.

Storage and rough-in for infloor heat if you so desired. Outside you will find a private backyard oasis, thoughtfully landscaped with vibrant greenery and a charming firepit area. A gazebo completes the deck for added shade in your south facing backyard. You will never have any rear neighbours!!!

Built in 2012

Essential Information

MLS® #	A2249547
Price	\$435,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,004
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	69 Bowman Circle
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0H9

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Gazebo, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	4
Zoning	R5

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

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.