

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

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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
Zoning	R5

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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