

\$489,900 - 12 Bowman Circle, Sylvan Lake

MLS® #A2149011

\$489,900

3 Bedroom, 2.00 Bathroom, 1,375 sqft

Residential on 0.15 Acres

Beacon Hill, Sylvan Lake, Alberta

In the heart of the desirable Beacon Hill area in Sylvan Lake, AB sits a beautiful 1375 square foot home. As you walk up to this home you can feel the grandness of the floor to ceiling windows, the front deck is a perfect spot for a little sitting area on the south side. When you open the door to this home, you are greeted with a beautiful bright spacious entry way, and a nice sized closet, on it's own assigned level. Once inside, to the right there is a door to the double car attached garage, no need to go outdoors to your vehicle. A few steps into the main level. you enter the extremely spacious living room area., there is an abundance of windows, allowing natural light to filter through.

The entire house has been freshly painted, and is clean. The open concept is sure to please, the dining room/kitchen are bright, roomy, and the island with sink, makes for a nice place to prepare and visit. This kitchen has a walk in pantry and a dedicated area for a coffee bar, or mini office desk right beside the door that leads you out onto the back deck. It is a perfect spot for entertaining, or watching the sunsets. This home has a nice sized master bedroom, with ensuite and walk in closet. Another nice feature for families are that there are 2 more bedrooms, and 1 more bathroom on the main floor. Three bedrooms total on the main. For a couple it could be a spare bedroom for company, or an office. There is ample space, light, and privacy for a family. The basement is a clean slate, ready to put your personal touch to. It has large



windows as well. There are suggested floor plans for the basement if requested. The yard is amazing, measuring at over 6600 square feet, it is one of the biggest on the street, so much space The added bonus, is there is RV storage in the back, the gate is designed to be wide enough, so the unit would be in the completely fenced back yard. This home is in great shape, and has been well cared for. Opportunities are endless, and it is all ready for the new owners. Possession could be immediate. You don't want to miss out, this is a true gem, situated in a great neighborhood, surrounded by a thriving community!

Built in 2014

Essential Information

MLS® #	A2149011
Price	\$489,900
Sold Price	\$472,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,375
Acres	0.15
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	12 Bowman Circle
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0H8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	September 16th, 2024
Days on Market	65
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Innisfail
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