

\$569,990 - 157 Bowman Circle, Sylvan Lake

MLS® #A2152894

\$569,990

4 Bedroom, 4.00 Bathroom, 1,906 sqft

Residential on 0.12 Acres

Beacon Hill, Sylvan Lake, Alberta

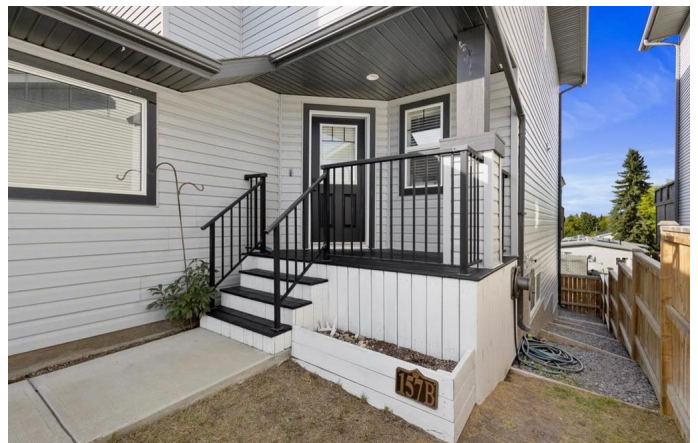
Fully LEGAL basement suite! Welcome to this beautiful 2 storey walkout home with a legal one-bedroom basement suite. This has incredible potential as an income-generating property or great space for a large family. You are greeted into a spacious front foyer, with an open concept main floor “ with a large kitchen & island, dining area with a patio off it, living room w/ a gas fireplace, powder room and laundry room. The garage is fully finished, heated, and has a dog wash station. Upstairs, you’ll find the primary bedroom with the en-suite bath, 2 more bedrooms, another full bath & lastly the bonus room. The bright walkout basement suite has huge windows allowing lots of light, and includes a full kitchen w/ pantry, living room, separate laundry room. The basement suite is rented out for \$1200/month + utilities. The main floor & basement suite are completely private & separate. There are also separate utility meters & hot water tanks for the main floor & basement suite. There is also off-street parking for the basement suite unit behind the property accessed through the back alley. You are only a few mins from the lake & walking distance to Beacon Hill Elementary school & park. Don’t miss out on this opportunity!

Built in 2014

Essential Information

MLS® #

A2152894



Price	\$569,990
Sold Price	\$552,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,906
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	157 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, Heated Garage, Insulated

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2024
Date Sold	January 21st, 2025
Days on Market	175
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Lifestyles Realty
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