



**67 Bowman Circle  
Sylvan Lake, Alberta**

**MLS # A2302902**



**\$420,000**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	975 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Open Floorplan		

**Inclusions:** N/A

Move-in ready and beautifully maintained, this inviting bi-level is located in the sought-after community of Beacon Hill in Sylvan Lake. From the moment you step inside, you're welcomed by a bright front entry with an open-to-above feel that creates a spacious and airy first impression. The main floor offers a functional and comfortable layout with a generous living room and a well-appointed kitchen featuring ample cabinetry, prep space, and a central island—perfect for everyday living and entertaining. Large windows throughout the home bring in plenty of natural light, enhancing the warm and welcoming atmosphere. With three bedrooms and two full bathrooms, there's space for families, guests, or a home office. The fully developed basement adds even more living space with a spacious rec room and a stylish, modern vibe, highlighted by exposed ceilings that give the space a unique, urban-inspired character. Step outside to enjoy the fenced backyard with no rear neighbours, offering added privacy and room to relax or entertain on the deck. There is also a convenient rear parking pad with space for two vehicles. Located just steps from Beacon Hill Elementary School and its fantastic playground, this home offers a great balance of comfort, style, and location—perfect for families or anyone looking to enjoy Sylvan Lake living.