

\$450,000 - 151 Bowman Circle, Sylvan Lake

MLS® #A2200123

\$450,000

4 Bedroom, 3.00 Bathroom, 1,241 sqft
Residential on 0.10 Acres

Beacon Hill, Sylvan Lake, Alberta

Move-in ready and packed with features! This beautifully updated 4-bedroom, 3-bathroom walkout bi-level in Beacon Hill offers the perfect blend of comfort, style, and functionality. Freshly painted with new appliances, updated bathrooms, and central A/C, this home is ready for its next owners.

Step inside to a bright, open-concept layout designed for modern living. The primary suite is your own private retreat, complete with a walk-through closet leading to a 5-piece ensuite featuring dual sinks and a brand-new shower. French doors off the master invite you to step onto your oversized 12' x 26' deck—the ideal spot to sip your morning coffee or unwind at the end of the day. Two additional bedrooms, a full bath, a convenient main-floor laundry room, and plenty of storage complete the main level.

The fully finished walkout basement is built for entertaining, offering a spacious rec area, a large office/den, plus an additional office or game room. There's roughed-in plumbing for a wet bar or second kitchen. Step outside to the lower deck, where 220V wiring is ready for a hot tub.

Outside, the professionally landscaped backyard is designed for both relaxation and fun. Enjoy custom garden beds, a fire pit, and plenty of space to entertain. Located in a prime spot close to highways, walking paths,



and schools, this home combines convenience with a peaceful setting.

Don't miss outâ€”this one wonâ€™t last long!
Book your showing today!

Built in 2015

Essential Information

MLS® #	A2200123
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,241
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	151 Bowman Circle
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0H8

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), French Door, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave,

	Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Days on Market	6
Zoning	R5

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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