

\$430,000 - 138 Bowman Circle, Sylvan Lake

MLS® #A2253474

\$430,000

4 Bedroom, 4.00 Bathroom, 1,582 sqft

Residential on 0.10 Acres

Beacon Hill, Sylvan Lake, Alberta

Welcome to 138 Bowman Circle in Sylvan Lake!

Nestled in a family friendly neighborhood, this home offers the perfect blend of comfort and convenience. With nearby schools, parks, shopping, and just minutes from the lake, it's an ideal spot to put down roots.

Step inside to an inviting open concept layout where the living room, dining area, and kitchen flow seamlessly together. Large front and back windows fill the main floor with natural light, creating a warm and welcoming atmosphere. A handy half bath and access to the back deck make this level both functional and perfect for everyday living or entertaining.

Upstairs, you'll find three generously sized bedrooms. The primary easily accommodates a king size bed and includes a 3 piece ensuite. Both additional bedrooms feature walk in closets, offering plenty of storage for the whole family.

The fully finished basement provides even more space with a large family room ideal for movie nights, kids' play space, or a workout area plus a fourth bedroom, full 4 piece bathroom, and laundry room.

Out back, the yard is fully fenced with low maintenance vinyl fencing and includes off street parking for your convenience. Whether you're enjoying summer evenings on the deck or taking a quick drive to the lake, this property makes it easy to enjoy the Sylvan Lake lifestyle.



Built in 2013

Essential Information

MLS® #	A2253474
Price	\$430,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,582
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	138 Bowman Circle
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0H8

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
-------------------	------

Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	4
Zoning	R5

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.