

**97 Bowman Circle E  
Sylvan Lake, Alberta**

**MLS # A2205353**



**\$335,900**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Low Maintenance Landscape		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Closet Organizers, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R5A

**Utilities:** -

**Inclusions:** NA

The Family friendly community of Beacon Hills welcomes you! This immaculately kept home is Fully Developed and offers an Excellent location; close to schools, golf course, shopping and easy hi way access. Welcomed by an open concept layout, neutral decor and large windows. New vinyl plank flooring on the main floor, nice kitchen&nbsp;cabinets with crown moulding and matching appliances, crisp white tile backsplash and pantry. Upstairs you'll find a spacious master bedroom with a&nbsp;walk-in closet plus 2 additional bedrooms and a 4 piece bath with a linen closet making this an ideal family home. The basement was professionally developed in the last couple years and in brand new condition for you to enjoy. This space has a large living room with egress window, 4 piece bath with custom tile shower and the separate laundry room. The private yard is fully fenced, landscaped with a covered deck and gas line for the BBQ, 2 car parking in the back, shed, fire pit and backs onto a park and private parking area. Comes with all six appliances plus a water softener. Turn Key living!