



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

92 Bowman Circle
Sylvan Lake, Alberta

MLS # A2325099



\$343,000

Division:	Beacon Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,105 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, Side By Side		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R5A
Utilities:	-

Inclusions: None

This fully finished 2-storey half duplex is an excellent investment opportunity with a tenant already in place. Offering 3 bedrooms and 2.5 bathrooms, this well-designed home provides plenty of functional living space inside and out. The main floor features a bright kitchen with ample cabinetry, a spacious living room, a dining area perfect for family meals, and a convenient 2-piece bathroom. Upstairs, you'll find a generous primary bedroom, two additional bedrooms, and a full 4-piece bathroom, providing comfortable accommodations for families. The fully finished basement expands the living space with a large recreation room, an additional 4-piece bathroom, and a combined laundry and utility room. Outside, enjoy a private, fully fenced backyard complete with a storage shed and rear parking. This low-maintenance property offers great value for investors or future homeowners looking for a move-in-ready home. Don't miss this fantastic opportunity to own a well-maintained property in a desirable location, close to many schools.