

# \$407,500 - 117 Gray Close, Sylvan Lake

MLS® #A2200310

## \$407,500

2 Bedroom, 1.00 Bathroom, 1,035 sqft

Residential on 0.05 Acres

Greyhawk, Sylvan Lake, Alberta

Immediate possession, this brand new bungalow floorplan by L&S Developments is perfect for a starter home or empty nester. Imagine having your morning coffee on the 20x8 covered front porch. Enter into good sized front foyer, with warm toned vinyl plank flooring leading to open floorplan. The vaulted ceilings and large windows make this home super bright and appealing. Metal spindle half wall for stairwell. Functional kitchen with white shaker cabinets, & feature navy centre island eating bar, quartz countertops, cabinet pantry, garbage/recycling pullouts, stainless steel appliances, chrome fixtures. Sliding door off of dining room to 7x8 back deck. Primary bedroom has room for king sized bed with black ceiling fan. Secondary bedroom is good sized for guests or office, carpet in both bedrooms. 4pce bathroom & handy main floor laundry. Basement is undeveloped but potential for family room, exercise area, bedroom and roughed in for another bathroom. Front sod and concrete sidewalk, backyard is black dirt leveled to grade. This home is located in Grayhawk on the north west side of Sylvan Lake. With easy access to highway and close proximity to the lake, golf course and all town amenities this up and coming subdivision is sure to meet all your needs. Future commercial and school sites as well as walking paths, parks playgrounds and pond. An abundance of wildlife to watch and a progressive new neighborhood to enjoy. GST included with rebate to builder. Taxes to be



assessed.

Built in 2025

**Essential Information**

MLS® #	A2200310
Price	\$407,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,035
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

**Community Information**

Address	117 Gray Close
Subdivision	Greyhawk
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0W4

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Bathroom Rough-in, Built-in Features, Vinyl Windows, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Silent Floor Joists, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	191
Zoning	R5A

## Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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