

# \$399,900 - 87 Gray Close, Sylvan Lake

MLS® #A2139588

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.06 Acres

Greyhawk, Sylvan Lake, Alberta

Brand new fully developed 1749 sq ft bungalow with single attached garage half duplex built by Edge Homes. Perfect downsize home for empty nester or first time home buyer. Covered composite front porch with metal railing. Sunny front office or flex room. Living room/dining/kitchen & den have durable vinyl plank flooring and 9 ft ceilings. Kitchen with centre island, corner pantry, quartz countertops, soft close cabinets, black granite sil sink and 4 appliances. Primary bedroom and a main bathroom with walk in shower & double sinks. Handy main floor laundry. Rear entry with bench & garden door to 7x12 deck with privacy wall. Basement also has 9 ft ceilings and is complete with large family room, 2 good sized bedrooms & 4 pce bathroom. Carpet in all bedrooms and basement. Single attached garage is a bonus. This home backs onto farmers field so enjoy the privacy and watch the wildlife from your backyard. Front sod, black dirt leveled to grade in backyard. New home warranty and energy efficiency in a new home is peace of mind. Located in Grayhawk, the newest subdivision on the west side of town, away from the hustle and bustle but with easy access to the lake, schools, golf course and all town amenities. Surrounded by walking paths and with future plans for school, parks/playgrounds & commercial spot this is sure to be a vibrant community for your family. Taxes to be assessed, GST included with rebate to builder. 1-2-5-10 New home warranty. Home is under



construction, measurements taken from floorplan, measurements & pics to be added as it progresses. Approx possession end of September.

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2139588               |
| Price          | \$399,900              |
| Sold Price     | \$418,518              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,016                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Sold                   |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 87 Gray Close   |
| Subdivision | Greyhawk        |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S0W4          |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Concrete Driveway, Single Garage Attached |

**Interior**

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s)                                                                          |

|              |                                              |
|--------------|----------------------------------------------|
| Heating      | In Floor Roughed-In, Forced Air, Natural Gas |
| Cooling      | None                                         |
| Has Basement | Yes                                          |
| Basement     | Finished, Full                               |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Lot Description   | Back Lane, Back Yard, No Neighbours Behind, Level |
| Roof              | Asphalt Shingle                                   |
| Construction      | Silent Floor Joists, Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 8th, 2024  |
| Date Sold      | June 18th, 2024 |
| Days on Market | 9               |
| Zoning         | R5A             |
| HOA Fees       | 0.00            |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

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