

\$399,900 - 89 Gray Close, Sylvan Lake

MLS® #A2139600

\$399,900

3 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.06 Acres

Greyhawk, Sylvan Lake, Alberta

Brand new 3 bedroom plus den, 2 bathroom bungalow with single attached garage in up and coming west side subdivision of Grayhawk. Located just minutes to the beach, marina, golf course, downtown shops & restaurants of Sylvan Lake this is a great opportunity to be one of the first in this vibrant neighborhood. Surrounded by walking path/trail system and with future school site, parks, playgrounds & commercial development you will be in the middle of it all. Covered front porch, den/office, primary bedroom and a 4pce bathroom with double sinks, stand up shower. Great room open floor plan with vinyl plank flooring, large window and 9 ft ceilings. Kitchen with corner pantry, centre island eating bar, cabinets with soft close drawers, quartz countertops & 4 appliances. Back door with transom window to 7x12 deck with privacy wall. Small yard so more time to relax at the beach and enjoy the peace & quite while overlooking the wildlife & ever changing crops of the farmers field. Basement is finished with 9 ft ceilings, carpet flooring, family room, 2 good sized bedrooms and a 4pce bathroom. Main floor laundry & hookups in the basement as well. Energy efficient new home benefits plus 10 year warranty. Single attached garage for the cold winters. Perfect for first time home buyer, the empty nester or even an investor as the other side is also available

MLSA#2139588 so live in one side and rent the other or have family close by total developed 1749 sq ft. Front sod, black dirt to



grade in back. Taxes to be assessed, approx possession end of September. GST included with rebate to builder (if owner occupied), 1-2-5-10 New home warranty. Measurements taken from plan, measurements & pics will be updated as build progresses.

Built in 2024

Essential Information

MLS® #	A2139600
Price	\$399,900
Sold Price	\$399,900
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	89 Gray Close
Subdivision	Greyhawk
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0W4

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
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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
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	July 3rd, 2024
Days on Market	24
Zoning	R5A
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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