

\$419,900 - 99 Gray Close, Sylvan Lake

MLS® #A2142986

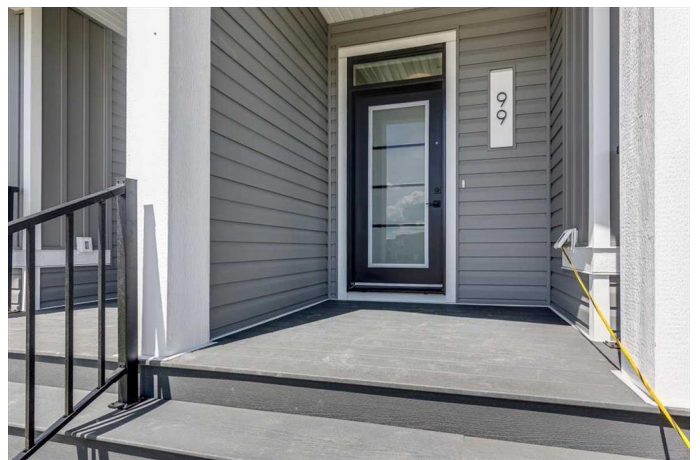
\$419,900

3 Bedroom, 3.00 Bathroom, 965 sqft

Residential on 0.09 Acres

Grayhawk, Sylvan Lake, Alberta

Now includes full basement development.Immediate possession is available on this brand new built Edge Homes bungalow with main floor laundry. The perfect home to downsize into, this 3 bedroom 3 bathroom unit is sure to impress your friends and family. Bright open floorplan with 9 ft ceilings and luxury vinyl plank flooring. Relax in the living room and watch the deer & wildlife in the farmers field behind. Entertain in the functional kitchen with centre island eating bar, corner pantry, soft close cabinets, under cabinet lighting, black granite sil sink, pull out garbage & recycling, black range hood and upgraded stainless appliances. Dining room to entertain your friends, leads to handy back bench with decorative hooks, back door with with full glass/blind insert, back covered deck with privacy wall. 2 piece powder room for guests. Spoil yourself with this stunning primary bedroom with carpet flooring, huge walk in closet with built in drawers and 4 piece ensuite with double sinks, stand up shower with glass door and seat. Basement will now be complete with family room, 2 more bedrooms, 4pce bathroom and rough in for 2nd laundry. 9 foot ceilings and large windows make this basement perfect for teens or guests. High efficiency furnace, 40 gal high efficiency hot water tank. Front yard is landscaped with sod, shrubs, back yard is pie shaped and is levelled with black dirt and has a 2 stall gravel parking pad with room to build a garage & RV parking. Located in Grayhawk



on the west side of Sylvan Lake, with easy access to all town amenities, the lake, golf course, shopping, highway access and surrounded by walking paths and trails. GST included in purchase price with rebate to the builder. 1-2-5-10 New home warranty. Taxes to be assessed.

Built in 2024

Essential Information

MLS® #	A2142986
Price	\$419,900
Sold Price	\$465,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	965
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	99 Gray Close
Subdivision	Greyhawk
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0W4

Amenities

Parking Spaces	2
Parking	Parking Pad
Is Waterfront	Yes

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)
Heating	In Floor Roughed-In, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	June 20th, 2024
Date Sold	October 2nd, 2024
Days on Market	104
Zoning	R5A
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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