

\$417,900 - 91 Gray Close, Sylvan Lake

MLS® #A2151113

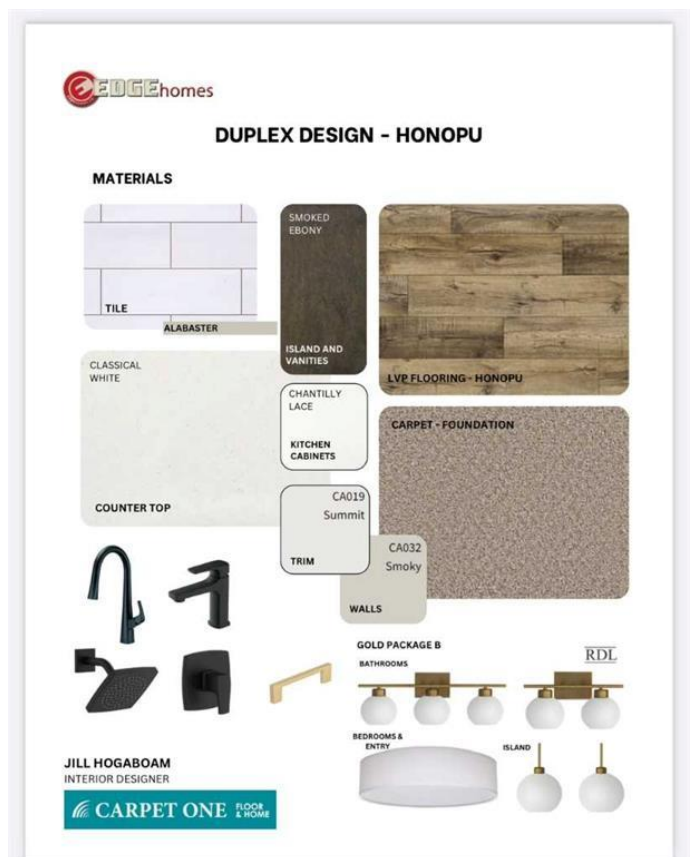
\$417,900

3 Bedroom, 3.00 Bathroom, 1,054 sqft

Residential on 0.06 Acres

Greyhawk, Sylvan Lake, Alberta

This brand-new, fully developed 1853 sq ft bungalow with a single attached garage is under construction by Edge Homes. Ideal for empty nesters or first-time home buyers, this home offers a covered composite front porch with metal railing. Inside, enjoy a sunny front office or flex room, and durable vinyl plank flooring throughout the living room, dining area, kitchen, and den, all under 9 ft ceilings. The kitchen features a center island, corner pantry, quartz countertops, soft-close cabinets, a black granite sink, and includes four stainless appliances. The primary bedroom boasts an ensuite bathroom with a walk-in shower, while convenient main floor laundry adds to the home's functionality. A rear entry with a bench leads to a 7x12 deck with a privacy wall, perfect for outdoor relaxation. The basement also offers 9 ft ceilings and includes a spacious family room, two good-sized bedrooms, and a four-piece bathroom, all carpet. The single attached garage helps keep your vehicle warm in winter. North facing backyard overlooking farmers field so sit and enjoy watching the wildlife. Front sod, driveway, and sidewalks, along with leveled black dirt in the backyard, will be completed as weather permits. 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. Enjoy peace of mind with a new home warranty and energy-efficient features. Tax assessment pending; GST included with rebate to builder. Covered by a 1-2-5-10 new home warranty,** this home is currently under construction with an estimated completion date spring 2025.**RMS taken from floorplan. Photos and renderings are examples from a similar home and may not reflect the exact finishes and colors of this property. RPR to be provided by Seller after completion of all seasonals.

Built in 2024

Essential Information

MLS® #	A2151113
Price	\$417,900
Sold Price	\$417,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,054
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	91 Gray Close
Subdivision	Greyhawk
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0W4

Amenities

Amenities	None
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, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	July 19th, 2024
Date Sold	October 11th, 2024
Days on Market	84
Zoning	R5A
HOA Fees	0.00

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.