

\$399,900 - 119 Gray Close, Sylvan Lake

MLS® #A2151135

\$399,900

3 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.06 Acres

Greyhawk, Sylvan Lake, Alberta

Brand new construction 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 & back door to 7x12 deck with privacy wall. Basement also has 9 ft ceilings and is complete with a large family room, 2 good sized bedrooms & 4 pce bathroom. Carpet in all bedrooms and basement. Single attached garage is perfect to keep the heat off your vehicle or for cold winter days. This home backs onto a future school site with a west facing yard and paved back lane. Front sod, driveway and sidewalks, black dirt leveled to grade in the backyard are included and will be completed as weather permits. 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. This home has an estimated completion date of mid to late March 2025. Photos and renderings are examples from a similar home built previously and do not necessarily reflect the finishes and colours used in this home.

Built in 2024

Essential Information

MLS® #	A2151135
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	119 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	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Level
Roof	Asphalt Shingle
Construction	Wood Frame, Silent Floor Joists, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	October 26th, 2024
Days on Market	99
Zoning	R5A
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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