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

MLS® #A2151135

# \$399,900

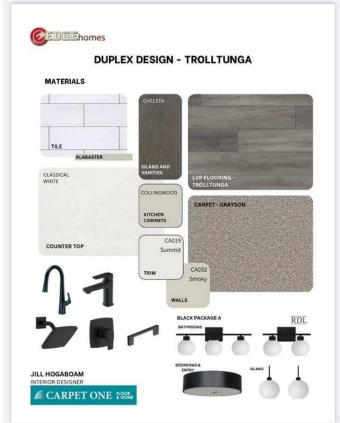
3 Bedroom, 2.00 Bathroom, 1,016 sqft Residential on 0.06 Acres

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, 2good 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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