

\$444,900 - 133 Gray Close, Sylvan Lake

MLS® #A2188789

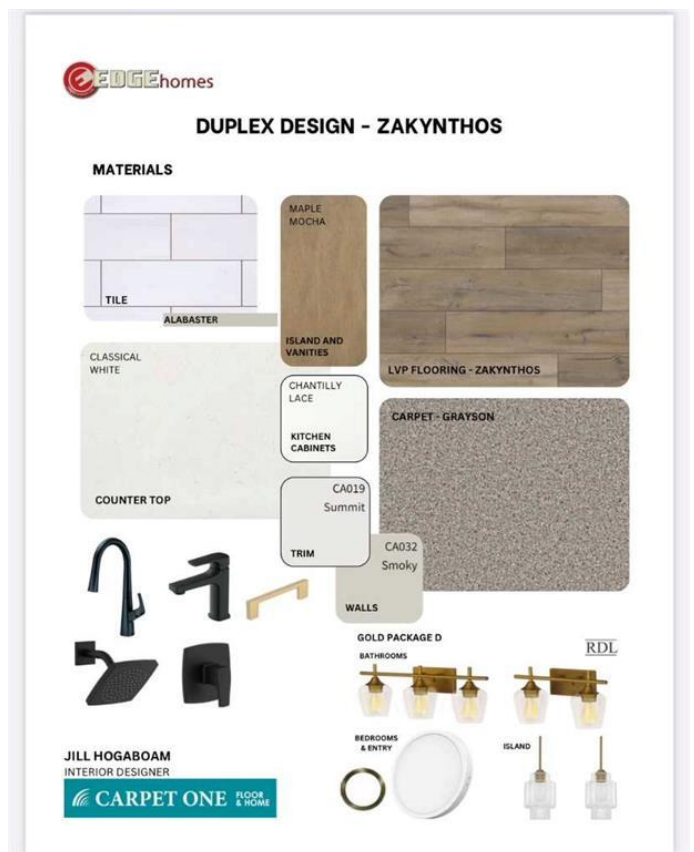
\$444,900

3 Bedroom, 3.00 Bathroom, 1,054 sqft

Residential on 0.07 Acres

Grayhawk, Sylvan Lake, Alberta

This brand-new, total 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. Durable vinyl plank flooring throughout the living room, dining area, & kitchen, all under 9 ft ceilings. The kitchen features a center island, corner pantry, quartz countertops, soft-close cabinets, a black granite sil sink, and includes 4 stainless appliances. The primary bedroom boasts an ensuite bathroom with a walk-in shower, double sinks, walk in closet, 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. West facing backyard backs onto future school site. Front sod, driveway, and sidewalks, along with leveled black dirt in the backyard, will be completed. 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 fall 2025. Photos and renderings are examples from a similar home and may not reflect the exact finishes and colors of this property.

Built in 2025

Essential Information

MLS® #	A2188789
Price	\$444,900
Sold Price	\$449,400
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,054
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	133 Gray Close
Subdivision	Greyhawk
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0W4

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Kitchen Island, Open Floor Plan, Large Windows, Quartz Counters
Appliances	Dishwasher, Garage Control
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 17th, 2025
Date Sold	February 4th, 2025
Days on Market	15
Zoning	R5A
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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