\$405,000 - 117 Gray Close, Sylvan Lake

MLS® #A2200310

\$405,000

2 Bedroom, 1.00 Bathroom, 1,035 sqft Residential on 0.05 Acres

Greyhawk, Sylvan Lake, Alberta

Immediate possession, this brand new bungalow floorplan by L&S Developments is perfect for a starter home or empty nester. Imagine having your morning coffee on the 20x8 covered front porch. Enter into good sized front foyer, with warm toned vinyl plank flooring leading to open floorplan. The vaulted ceilings and large windows make this home super bright and appealing. Metal spindle half wall for stairwell. Functional kitchen with white shaker cabinets, & feature navy centre island eating bar, quartz countertops, cabinet pantry, garbage/recycling pullouts, stainless steel appliances, chrome fixtures. Sliding door off of dining room to 7x8 back deck. Primary bedroom has room for king sized bed with black ceiling fan. Secondary bedroom is good sized for guests or office, carpet in both bedrooms. 4pce bathroom & handy main floor laundry. Basement is undeveloped but potential for family room, exercise area, bedroom and roughed in for another bathroom. Front sod and concrete sidewalk, backyard is black dirt leveled to grade. This home is located in Grayhawk on the north west side of Sylvan Lake. With easy access to highway and close proximity to the lake, golf course and all town amenities this up and coming subdivision is sure to meet all your needs. Future commercial and school sites as well as walking paths, parks playgrounds and pond. An abundance of wildlife to watch and a progressive new neighborhood to enjoy. GST included with rebate to builder. Taxes to be







assessed.

Built in 2025

Essential Information

MLS® # A2200310 Price \$405,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 1,035 Acres 0.05

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style Bungalow, Side by Side

Status Active

Community Information

Address 117 Gray Close

Subdivision Greyhawk
City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 0W4

Amenities

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Bathroom Rough-in, Built-in Features, Closet Organizers, Vinyl

Windows, Kitchen Island, No Animal Home, No Smoking Home, Open

Floorplan, Pantry, Vaulted Ceiling(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Silent Floor Joists, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2025

Days on Market 228

Zoning R5A

Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.

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