

# \$410,000 - 117 Gray Close, Sylvan Lake

MLS® #A2200310

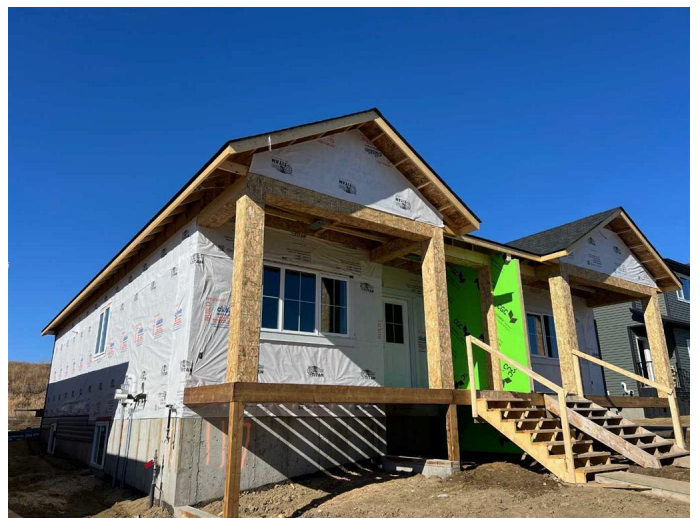
**\$410,000**

2 Bedroom, 1.00 Bathroom, 1,038 sqft

Residential on 0.05 Acres

Greyhawk, Sylvan Lake, Alberta

Ready for July 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	\$410,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,038
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
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, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

**Additional Information**

Date Listed March 7th, 2025  
Days on Market 28  
Zoning R5A

**Listing Details**

Listing Office RCR - Royal Carpet Realty Ltd.



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