

# \$394,900 - 111 Gray Close, Sylvan Lake

MLS® #A2214430

**\$394,900**

3 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.06 Acres

Greyhawk, Sylvan Lake, Alberta

Unbeatable NEW Price! Best Value in Sylvan Lake that can be yours Today!!!! Priced to sell!!! Welcome to this Beautiful 3 bedroom 1300 sqft home for a Tremendous price in Grayhawk. The Newest Community in Sylvan Lake. Just minutes from the Lake and downtown Sylvan this community is ideally placed for everyday life. The main floor layout of this Half Duplex is open concept with central kitchen featuring upgrading appliances, upgraded Cabinetry, Luxury Quartz Counters, a Large central pantry as well as Luxury Vinyl Plank throughout the main floor. The living area is spacious and filled with immense natural light from large windows. A Rear dining area, and 1/2 bath complete the main floor. There is rear entrance with access to your private deck and yard. Rear lane access to a large 2 car parking pad. The second floor features 3 large bedrooms, a 4 piece main bathroom, laundry closet and beautiful master suite with 3 piece ensuite bath and walk in closet. Feel safe with a builders warranty and certified new home warranty program, and look forward to the future as this great community continues to grow. Book your private tour today.

Directions:

Built in 2024

## Essential Information

MLS® #

A2214430



|                |                        |
|----------------|------------------------|
| Price          | \$394,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,320                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 111 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 | Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Closet Organizers |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)                              |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 23rd, 2025

Days on Market            53

Zoning                        R1

### **Listing Details**

Listing Office               CIR Realty

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