

# \$454,900 - 135 Gray Close, Sylvan Lake

MLS® #A2210850

**\$454,900**

3 Bedroom, 3.00 Bathroom, 1,054 sqft

Residential on 0.07 Acres

Greyhawk, Sylvan Lake, Alberta

This brand-new, fully 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. Inside, enjoy a sunny front office or flex room, and durable vinyl plank flooring throughout the living room, dining area, kitchen, and den, 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 four stainless appliances. The primary bedroom boasts an ensuite bathroom with a walk-in shower, 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 overlooks greenspace/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 late 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® #	A2210850
Price	\$454,900
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	Side by Side, Bungalow
Status	Active

**Community Information**

Address	135 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

# of Garages1

Interior

Interior FeaturesCloset Organizers, Kitchen Is Open Floorplan, Pantry, Qua

AppliancesDishwasher, Electric Stove, F

HeatingForced Air

CoolingNone

Has BasementYes

BasementFinished, Full

Exterior

Exterior FeaturesNone

Lot DescriptionBack Lane, Back Yard

RoofAsphalt Shingle

ConstructionVinyl Siding, Wood Frame, S

FoundationPoured Concrete

Additional Information

Date ListedApril 10th, 2025

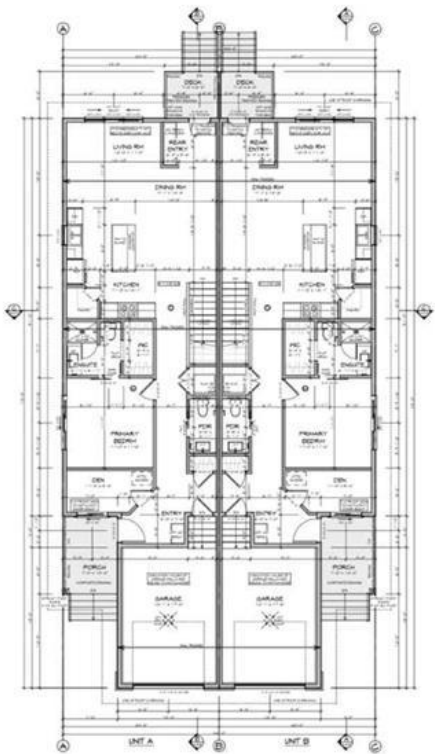
Days on Market16

ZoningR2

Listing Details

Listing OfficeRCR - Royal Carpet Realty Ltd.

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<b>MAIN FLOOR PLAN</b>		ALL DOWNSPOUT LOCATIONS TO BE CONFIRMED WITH BUILDERS PRIOR TO INSTALLATION		ALL ROUGH OPENINGS TO BE SUPPLIED BY OTHERS		ALL WINDOWS TO HAVE A MAX U-VALUE OF 1.0-1.0 OR MIN ENERGY RATING OF 2.0	
LEGAL ADDRESS: LOT, BLOCK, PLAN		LEGAL ADDRESS:		SUITE/ZONE: 1A		BUILDING AREA: 256 SQM	
CLIENT CONTACT INFO:		DRAFTED BY: KAREN RICHMOND		PROJECT NAME: DUPLEX - 1 BED		PROJECT NUMBER: EH-2024-04	
DATE: 2024-09-30		SHEET TITLE: MAIN FLOOR PLAN		DATE: 2024-09-30		SHEET: A04	