

# \$399,900 - 111 Gray Close, Sylvan Lake

MLS® #A2184177

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,319 sqft  
Residential on 0.06 Acres

Greyhawk, Sylvan Lake, Alberta

INVESTOR ALERT!!! Both sides of this brand new Duplex are available for immediate Possession and Instant Income Potential! Welcome to this Beautiful 3 bedroom 1300 sqft home for a Tremendous value in Grayhawk. The Newest Community in Sylvan Lake. Just minutes form 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 dinning 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.

Built in 2024

## Essential Information

MLS® #	A2184177
Price	\$399,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,319
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	Stall

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	December 20th, 2024
Days on Market	107
Zoning	R1

## **Listing Details**

Listing Office	CIR Realty
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