

# \$399,900 - 17 Gray Close, Sylvan Lake

MLS® #A2192972

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,281 sqft  
Residential on 0.06 Acres

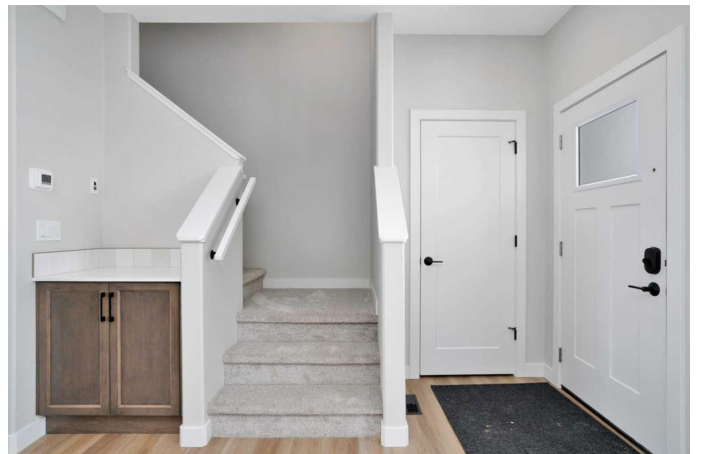
Greyhawk, Sylvan Lake, Alberta

Welcome to Sylvan Lakes Newest Subdivision, GrayHawk in Sylvan Lake West, adjacent to the Sylvan Lake Golf and Country Club! Grayhawk is designed with families in mind; providing the essential pieces that you need to raise a family such as various housing choices, a future school site, future Commercial Area with local shops and services, parks & playgrounds, and of course a location only a few minutes away from the waterfront and town center with all the amenities they have to offer. This STUNNING townhouse is Built by True-Line Homes, so built to the highest Standards! 9' Ceilings on the Main, Limited Lifetime Architectural shingles, Low E Windows, Upgraded Cabinets and Flooring, Quartz Countertops, Upgraded insulation, Rear Deck with Vinyl Decking, and so much more!

Built in 2024

## Essential Information

MLS® #	A2192972
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,281
Acres	0.06



Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	17 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	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	See Remarks
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	36
Zoning	R3

### **Listing Details**

Listing Office

Realty Executives Alberta Elite

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.