

# \$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                54  
Zoning                              R1

**Listing Details**

Listing Office                    CIR Realty

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