

17 Gray Close
Sylvan Lake, Alberta

MLS # A2192972



\$399,900

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: See Remarks

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: 10 Year Alberta New Home Warranty, Fridge, Stove, BI Dishwasher, BI Microwave Hood Fan. Stacking Washer & Dryer

Division: Grayhawk

Type: Residential/Four Plex

Style: 2 Storey

Size: 1,281 sq.ft. **Age:** 2024 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Parking Pad

Lot Size: 0.06 Acre

Lot Feat: Back Lane, Back Yard

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R3

Utilities: -

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, Appliance Package, Rear Deck with Vinyl Decking, and so much more!