

\$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 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.



EDGEhomes

DUPLEX DESIGN - GABON

MATERIALS

- TILE: ALABASTER
- ISLAND AND VANITIES: MAPLE MOCHA
- LVP FLOORING - GABON
- COUNTER TOP: CLASSICAL WHITE
- KITCHEN CABINETS: CHANTILLY LACE
- CARPET - GRAYSON
- TRIM: CA019 Summit
- CA032 Smoky
- WALLS: GOLD PACKAGE D
- BATHROOMS: RDL
- BEDROOMS & ENTRY: CARPET ONE
- ISLAND: RDL

JILL HOGABOAM
INTERIOR DESIGNER

CARPET ONE FLOOR & HOME

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

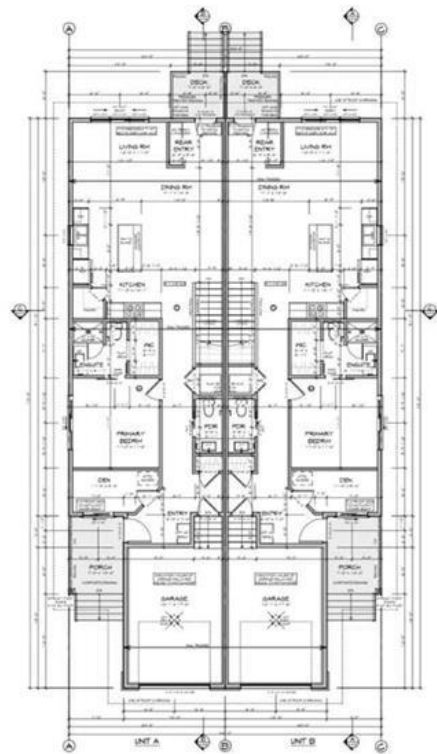
of Garages 1

Interior

Interior Features Closet Organizers, Kitchen Is Open Floorplan, Pantry, Qua
Appliances Dishwasher, Electric Stove, F
Heating Forced Air
Cooling None
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features None
Lot Description Back Lane, Back Yard
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame, S
Foundation Poured Concrete



Additional Information

Date Listed April 10th, 2025
Days on Market 16
Zoning R2

MAIN FLOOR PLAN		ALL DOWNPOUT LOCATIONS TO BE CONFIRMED WITH BUILDERS PRIOR TO INSTALLATION	ALL ROUGH OPENINGS TO BE SUPPLIED BY OTHERS	ALL FINISHES TO HAVE A MAX. VALUE OF 18-1 OR MIN. ENERGY RATING OF 2.0
PLAN NO. 2024-09-20	CLIENT CONTACT INFO: EDGE HOMES	DATE: 2024-09-20	PROJECT NAME: DUPLEX - 1 BED 1 DEN	PROJECT NUMBER: EH-2024-09
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Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.

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