

# \$399,900 - 3 Gray Close, Sylvan Lake

MLS® #A2247462

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,099 sqft

Residential on 0.08 Acres

Greyhawk, Sylvan Lake, Alberta

NO condo fees in this beautifully designed 2bedroom, 1.5-bathroom bungalow townhouse built by Edge Homes. This end unit is ideal for first-time buyers or those looking to downsize without compromising on space or style. The open-concept main floor features a bright, modern kitchen with quartz countertops, a large island, soft-close cabinets, under-cabinet lighting, upgraded stainless steel appliances, and durable vinyl plank flooring that flows seamlessly through the kitchen, dining, and living areas. The north-facing primary bedroom shares a spacious ensuite with the second bedroom, complete with double sinks and a private shower and toilet area. Main floor laundry adds everyday convenience.

Downstairs future development potential offers a generous entertainment space, two large bedrooms, and a full 4-piece bathroom – perfect for hosting guests or creating a cozy retreat. Step outside to your huge 20x6 deck and sunny, south-facing backyard, ideal for relaxing or entertaining. Located in the peaceful new Grayhawk subdivision on Sylvan Lake’s west side, you’ll love being close to walking paths, future schools and shops, with quick access to the lake, golf courses, and amenities – all while enjoying a quiet community setting. Built with energy efficiency in mind and backed by a New Home Warranty, this home offers peace of mind and modern comfort. GST is included with rebate to the builder. Completion date is estimated spring 2026 – inquire for details. Photos



shown are renderings of a similar home and may not reflect final finishes.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2247462      |
| Price          | \$399,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,099         |
| Acres          | 0.08          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3 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 | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Refrigerator                               |
| Heating           | Forced Air                                                             |
| Cooling           | None                                                                   |
| Has Basement      | Yes                                                                    |
| Basement          | Full, Unfinished                                                       |

**Exterior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | None                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard              |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame, Silent Floor Joists |
| Foundation        | Poured Concrete                               |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 4                 |
| Zoning         | R3                |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.