

# \$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

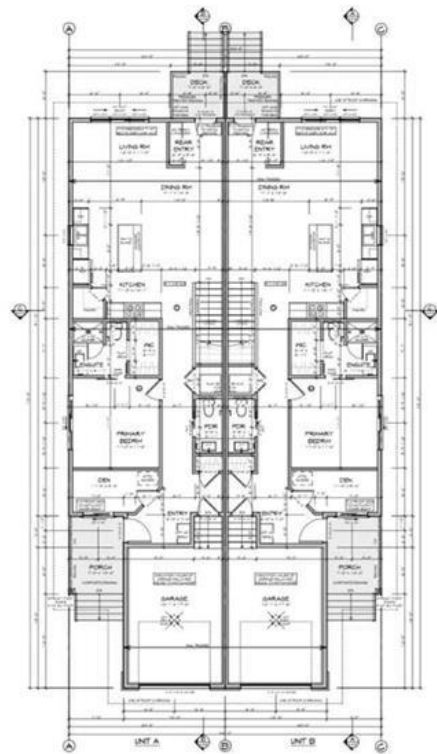
# of Garages 1

### 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 13  
Zoning R2

<b>MAIN FLOOR PLAN</b>		ALL DOWNPOUT LOCATIONS TO BE CONFIRMED WITH BUILDERS PRIOR TO INSTALLATION.	ALL ROUGH OPENINGS TO BE SUPPLIED BY OTHERS.	ALL WINDOWS TO HAVE A MAX U-VALUE OF 1.0-1.0 OR MIN ENERGY RATING OF 2.0.		
PLAN PREPARED FOR THE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.	LEGAL ADDRESS: LOT, BLOCK, PLAN	CIVIL ADDRESS:	SUBMIT DATE: 2A	BUILDING AREA: 250 SQ M	NO. OF UNITS: 2B	
DATE: 04/10/25	CLIENT CONTACT INFO: EDGE HOMES	DRAWN BY: KAREN RICHMOND	PROJECT NAME: DUPLEX - 1 BED 1 DEN	PROJECT NUMBER: EH-2024-04	SCALE: 1/8" = 1'-0"	
1st FLOOR: 104 SF 2nd FLOOR: 104 SF TOTAL COVERED FLOOR: 208 SF TOTAL DEVELOPED: 208 SF GARAGE: 0 SF	EDGE HOMES	400 RESIDENTIAL	400 RESIDENTIAL	SHEET TITLE: MAIN FLOOR PLAN	DATE: 2024-09-20	SHEET: A04
NOTE: FINISH, BUILDING & STRUCTURE NOT BE EXACTLY AS SHOWN		THESE DRAWINGS MAY NOT BE USED OR REPRODUCED WITHOUT THE PERMISSION OF 400 RESIDENTIAL, 2024-09-20				

### Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.

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