

**3-11 Gray
Sylvan Lake, Alberta**

MLS # A2273650



\$1,924,000

Division:	Grayhawk		
Type:	Multi-Family/Row/Townhouse		
Style:	Bungalow		
Size:	1,016 sq.ft.	Age:	2025 (1 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	Carpet, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	-	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
Inclusions:	stove, fridge, bi dishwasher in each unit		

Attention investors this brand new bungalow 5 plex in Sylvan Lake offers a rare opportunity to please a different style of renter. Located in the peaceful new Grayhawk subdivision on Sylvan Lake's west side, you'll love being close to walking paths, future schools & shops, with quick access to the lake, golf courses, and amenities — all while enjoying a quiet community setting. The 2 end units are 1099 sq ft on main floor with 2 bedrooms, a 4pce bath with cheater doors from each room, double sinks and a stand up shower with glass door. 2pce powder room for guests and main floor laundry. The kitchen has corner pantry, centre island eating bar, under cabinet lighting, stainless steel fridge, stove and dishwasher. Vinyl plank flooring in LR/DK/KI and carpet in bedrooms. Basement is undeveloped. The 3 inner units are 1016 sq ft on main floor and have 1 large primary bedroom with walk in closet, gorgeous ensuite with double sinks, walk in shower with glass door. Living room, dining and kitchen have vinyl plank flooring, Main floor laundry and powder room. Kitchen has corner pantry and centre island with pull out drawers, quartz countertops and stainless steel appliances. Basement is undeveloped. All units have south facing backyards, back decks and white vinyl divider fencing with 2 stall gravel parking pad. Energy efficient, with new home warranty makes being a landlord even easier. GST included in purchase price rebate to builder. Taxes to be assessed. No condo fees, separate titles for each unit