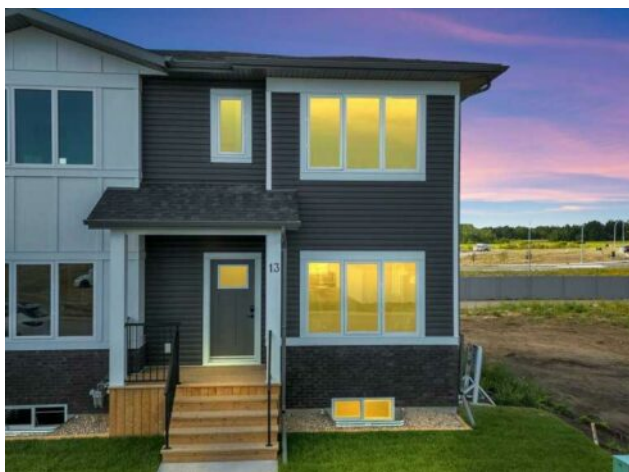


**13 Gray Close**  
**Sylvan Lake, Alberta**

**MLS # A2282090**



# \$369,900

<b>Division:</b>	Grayhawk		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,287 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

UNBEATABLE VALUE! NEW NEVER LIVED IN Townhome with NO condo fees, NO HOA. Discover affordable living in Grayhawk, Sylvan Lake's westernmost subdivision, offering a quiet, low-traffic setting while still being conveniently close to the lake, walking trails, schools, and all local amenities—plus just minutes from the golf course. This brand-new end-unit townhome by TrueLine Homes delivers 1,280 sq. ft. of thoughtfully designed living space, featuring 3 bedrooms, 2.5 bathrooms, and immediate possession. The open-concept main floor is enhanced by 9-foot ceilings, quartz countertops, upgraded cabinetry, and durable vinyl plank flooring throughout. Upper-floor laundry adds everyday convenience, while quality construction details—including Low-E Argon windows, upgraded insulation, and architectural shingles—ensure year-round comfort and energy efficiency. Step outside to your private back deck or take comfort in the future vision for the Grayhawk community, which includes a planned school, commercial area with shops, parks, playgrounds, and a church—creating a well-rounded, family-friendly neighborhood. Ideal for first-time buyers, families, or investors, this is a fantastic opportunity to own an affordable, and the added benefit of a paved back alley. Schedule your private tour Today.