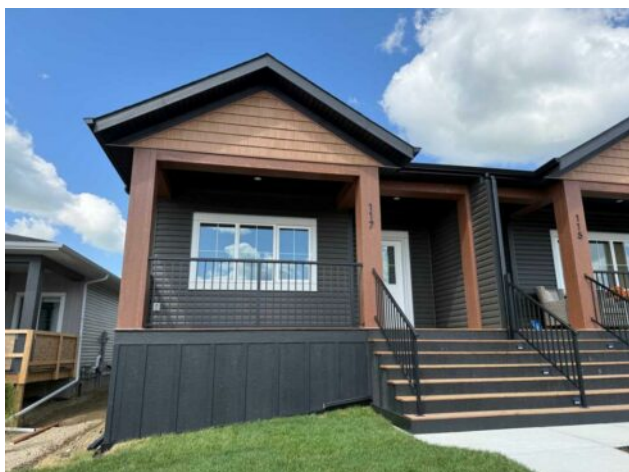


117 Gray Close
Sylvan Lake, Alberta

MLS # A2200310



\$399,900

Division:	Grayhawk		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,035 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R5A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Stove, fridge, bi dishwasher, bi microwave		

Immediate possession, this brand new bungalow floorplan by L&S Developments is perfect for a starter home or empty nester. Imagine having your morning coffee on the 20x8 covered front porch. Enter into good sized front foyer, with warm toned vinyl plank flooring leading to open floorplan. The vaulted ceilings and large windows make this home super bright and appealing. Metal spindle half wall for stairwell. Functional kitchen with white shaker cabinets, & feature navy centre island eating bar, quartz countertops, cabinet pantry, garbage/recycling pullouts, stainless steel appliances, chrome fixtures. Sliding door off of dining room to 7x8 back deck. Primary bedroom has room for king sized bed with black ceiling fan. Secondary bedroom is good sized for guests or office, carpet in both bedrooms. 4pce bathroom & handy main floor laundry. Basement is undeveloped but potential for family room, exercise area, bedroom and roughed in for another bathroom. Front sod and concrete sidewalk, backyard is black dirt leveled to grade. This home is located in Grayhawk on the north west side of Sylvan Lake. With easy access to highway and close proximity to the lake, golf course and all town amenities this up and coming subdivision is sure to meet all your needs. Future commercial and school sites as well as walking paths, parks playgrounds and pond. An abundance of wildlife to watch and a progressive new neighborhood to enjoy. GST included with rebate to builder. Taxes to be assessed.