



GRASSROOTS
REALTY GROUP

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39 Gray Close
Sylvan Lake, Alberta

MLS # A2327544



\$439,000

Division:	Grayhawk		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,346 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Gentle Sloping, No Neighbours Behind		

Heating: Forced Air

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R5A

Utilities: -

Inclusions: NA

Welcome to 39 Gray Close. Only a short walk to the lake in the beautiful new subdivision of Gray Hawk. This brand new duplex is under construction and will be ready in October. 1346 Square feet offering 3 bedrooms and 2.5 baths with a single attached garage. Primary bedroom offers a full ensuite and walk in closet. Beautiful Walkout basement leads to a fully fenced yard. Upgrades include: 2" Hunter Douglas Blinds package, Upgraded Luxury Vinyl Plank throughout, Upgraded spray foam insulation in all joist cavities, 6 Stainless Steel Appliance package, Front loading washer/dryer, Upgraded 36 inch upper cabinets, champhered drywall corners, 14x10 Deck with stairs and gas line, Finished garage to paint ready, underfloor rough in for basement.