

**17 Gray Close  
Sylvan Lake, Alberta****MLS # A2192972****\$399,900**

<b>Division:</b>	Grayhawk		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** 10 Year Alberta New Home Warranty, Fridge, Stove, BI Dishwasher, BI Microwave Hood Fan. Stacking Washer & Dryer

Welcome to Sylvan Lakes Newest Subdivision, GrayHawk in Sylvan Lake West, adjacent to the Sylvan Lake Golf and Country Club! Grayhawk is designed with families in mind; providing the essential pieces that you need to raise a family such as various housing choices, a future school site, future Commercial Area with local shops and services, parks & playgrounds, and of course a location only a few minutes away from the waterfront and town center with all the amenities they have to offer. This STUNNING townhouse is Built by True-Line Homes, so built to the highest Standards! 9' Ceilings on the Main, Limited Lifetime Architectural shingles, Low E Windows, Upgraded Cabinets and Flooring, Quartz Countertops, Upgraded insulation, Appliance Package, Rear Deck with Vinyl Decking, and so much more!