

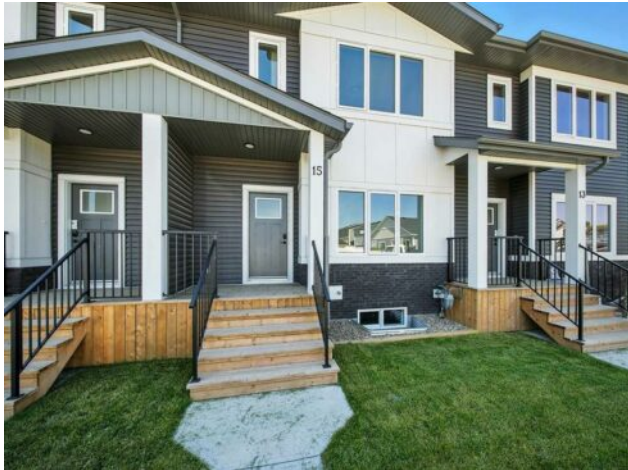


GRASSROOTS
REALTY GROUP

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15 Gray Close Sylvan Lake, Alberta

MLS # A2252444



\$373,900

Division:	Grayhawk		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,287 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions:	BI Dishwasher, BI Microwave Hood Fan, 10 year Alberta New Home Warranty
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Welcome to Grayhawk — Sylvan Lake's premier new subdivision! Built by award-winning True-Line Homes, this brand new townhome offers 1,280 sq ft of stylish, functional living in a vibrant, family-friendly community just minutes from the lake, golf course, and downtown. Enjoy 3 bedrooms, 2.5 baths, and convenient upstairs laundry. The open-concept main floor features 9' ceilings, quartz countertops, upgraded cabinets and flooring, and a modern appliance package. Built for comfort and efficiency with Low-E windows, upgraded insulation, and architectural shingles. Relax on the rear deck or explore what's coming to Grayhawk — future parks, a school, shops, and more. Whether you're starting out or settling down, this is your chance to own in one of Sylvan Lake's most exciting new communities!