



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

13 Gray Close
Sylvan Lake, Alberta

MLS # A2282090



\$379,900

Division:	Grayhawk		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,287 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.07 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:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	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.