



# 111 Gray Close Sylvan Lake Alberta

\$407,500

INVESTOR ALERT!!! Both sides of this brand new Duplex are available for immediate Possession and Instant Income Potential! Welcome to this Beautiful 3 bedroom 1300 sqft home for a Tremendous value in Grayhawk. The Newest Community in Sylvan Lake. Just minutes form the Lake and downtown Sylvan this community is ideally placed for everyday life. The main floor layout of this Half Duplex is open concept with central kitchen featuring upgrading appliances, upgraded Cabinetry, Luxury Quartz Counters, a Large central pantry as well as Luxury Vinyl Plank throughout the main floor. The living area is spacious and filled with immense natural light from large windows. A Rear dining area, and 1/2 bath complete the main floor. There is rear entrance with access to your private deck and yard. Rear lane access to a large 2 car parking pad. The second floor features 3 large bedrooms, a 4 piece main bathroom, laundry closet and beautiful master suite with 3 piece ensuite bath and walk in closet. Feel safe with a builders warranty and certified new home warranty program, and look forward to the future as this great community continues to grow. Book your private tour today. (id:6769)

Living room 13.08 Ft x 11.08 Ft

Kitchen 12.58 Ft x 12.92 Ft

Other 12.58 Ft x 9.75 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.08 Ft x 11.92 Ft

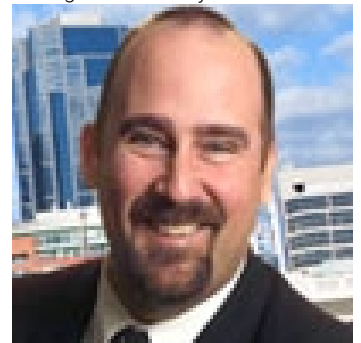
Bedroom 9.25 Ft x 10.25 Ft

Bedroom 9.42 Ft x 9.58 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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