

THIS DOCUMENT IS NOT VALID UNLESS IT BEGINS WITH THE FOLLOWING: "THIS DOCUMENT IS NOT VALID UNLESS IT BEGINS WITH THE FOLLOWING: "		LEGAL ADDRESS LOT 5/B BLOCK 1 PLAN 222 2028		U/LV ADDRESS 45/47 GRAY CL. BIVAN LAKE AB		U/LVH TYPE TA		BUILDING AREA 140 SQ M		RATIO/STORY 25	
DATE/ISSUE 2025-04-11		CLIENT CONTACT INFO 		DRAWN BY KAREN BUCHHEIDT KAREN.BUCHHEIDT@EDGEHOMES.COM		PROJECT NUMBER EH-2024-10		SCALE 		SHEETS A01	
DESCRIPTION 100% OF TOTAL DEVELOPMENT 100% OF TOTAL DEVELOPMENT 100% OF TOTAL DEVELOPMENT		80 RESIDENTIAL 80 RESIDENTIAL 80 RESIDENTIAL		SHEET TITLE TITLE PAGE		DATE 2025-04-11		SHEET 			

Built in 2025

Essential Information

MLS® #	A2188813
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	952
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	97 Gray Close
Subdivision	Greyhawk
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0W4

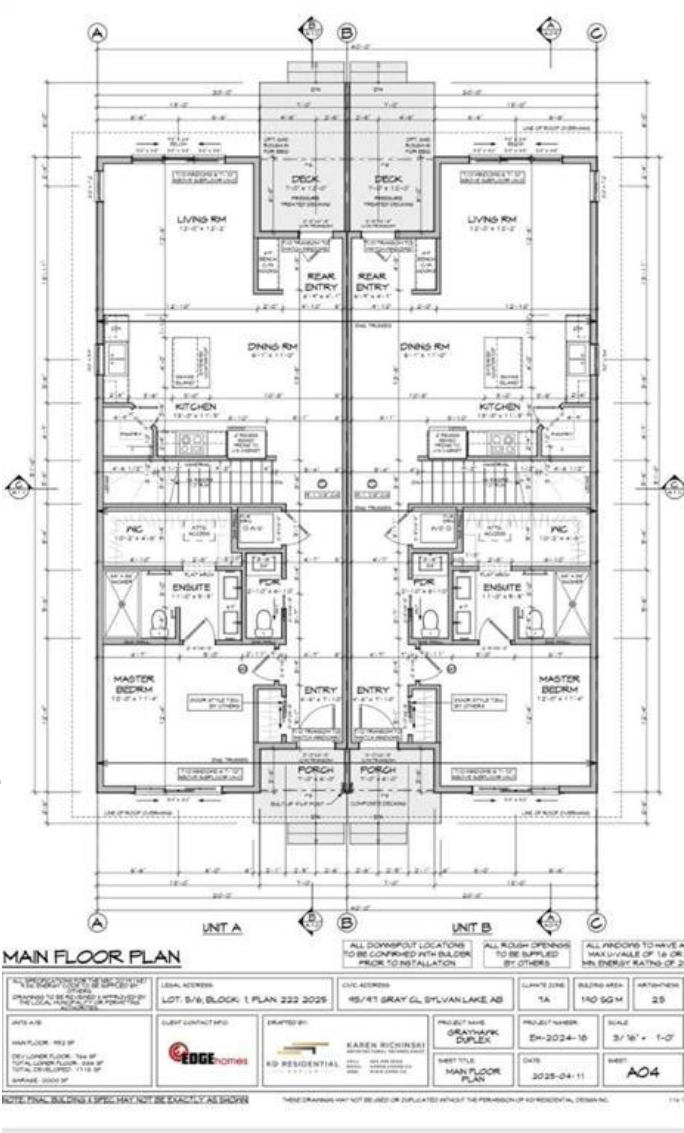
Amenities

Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Finished, Full
Exterior	
Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete
Additional Information	
Date Listed	January 19th, 2025
Days on Market	89
Zoning	R5A
Listing Details	
Listing Office	RCR - Royal Carpet Realty Ltd.



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