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Things to Remember

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STEP INTO YOUR DREAM HOME IN THE CHARMING TOWN OF STONY MOUNTAIN, JUST 11 MINUTES FROM THE CITY!

This beautifully remodelled 1344 sq.ft. Side Split offers a perfect blend of modern living and the tranquility of country air. The heart of this home is its stunning kitchen – recently updated with newer appliances, a convenient island, walk-in pantry, and a stylish glass tile backsplash. Natural light floods the kitchen through large PVC windows, providing a view of the beautiful fenced backyard.

With three bedrooms and newer bathrooms, this home caters to comfort and style. The upstairs bedrooms feature large windows offering great views of the dynamic yard. The main floor laundry adds convenience to your daily routine. This property boasts numerous upgrades, including newer plumbing and electrical with a 200 amp service, new windows, shingles, and a high-efficiency gas furnace. The finished basement offers a cozy family room for relaxation.

But that's not all – the large double 24 x 26 attached garage is insulated, boarded, and heated, making it an ideal space for any hobbyist or car enthusiast. The backyard is a true oasis, featuring an outdoor great room, a bar, a propane fire pit under the pergola, another fire pit area for the crackle of wood, and a fenced-in ground pool and the hot tub .This is the kind of yard dreams are made of – a haven for children and a perfect setting for entertaining.





Property Features

- · Heated by high efficiency forced air natural gas furnace (2012)
- · 200 amp electrical panel (2012)
- Newer electrical wiring (except baseboard circuits) (2012)
- Central A/C
- 40 gallon hot water tank (2013)
- New plumbing (2012)
- Stucco exterior
- Asphalt shingles (2012)
- Aluminum soffits & fascia
- · PVC windows (2012)
- Fully finished basement
- Stone foundation
- Electric fireplace
- 24' x 26' double attached garage -Insulated
- -Drywall
- -Heated
- Backyard fence (2023)
- In-ground pool (2020)
- Pool fence (2020)
- Hot tub (2020)
- Outdoor bar & patio (2020)
- Firepit area (2020)

Note: Information provided regarding updates done in 2012 are obtained from a previous MLS listing. The seller and listing agent broker cannot guarantee accuracy.

Neighbourhood

Stony Mountain is a small but vibrant community with a strong sense of identity and a welcoming spirit. It is located 20 kms north of the City of Winnipeg and is a great place to live for those who enjoy outdoor activities, community involvement, and a peaceful rural lifestyle. The area offers a high quality of life, with excellent public services, including schools and recreational amenities. The municipality has a strong sense of community, with residents working together to create a safe, welcoming, and inclusive environment for all.

Room Dimensions

Floor	Room Type	Dimensions
Main	Kitchen	10.67 x 17.00
Main	Dining Room	23.33 x 11.92
Main	Living Room	14.92 x 11.92
Main	Bathroom	2 Piece
Main	Laundry Room	9.75 x 5.00
Second	Primary Bedroom -Double Closet	13.33 x 11.83
Second	Bedroom -Double Closet	9.50 x 9.17
Second	Bedroom	11.00 x 10.17
Second	4 Piece Bathroom	8.42 x 6.83
Basement	Family Room	15.42 x 13.75
Basement	Furnace Room	9.33 x 7.58

Included in Purchase Price

- V Refrigerator
- V Built-in cooktop stove
- V Dishwasher
- V Microwave
- V Washer
- V Dryer
- V Window coverings
- V Blinds
- V Fireplace
- ✓ 3x TV mounts

- V Camera system w/ monitor
- Garage door openers + remotes
- 🗸 Hot tub
- In-ground pool + equipment
- Play structure
- In-ground trampoline
- 🗸 Chicken coop

Excluded: Basement wall-mount desk

