



## Buyer's Tips

- ✓ **Location is Key: Choose Wisely**  
Selecting the right neighbourhood can significantly impact your investment's value and your lifestyle satisfaction in the long term.
- ✓ **Get Pre-Approved for Financing**  
Having pre-approval for a mortgage can streamline the buying process and give you a competitive edge in a hot market.
- ✓ **Understand Market Trends**  
Stay informed about current real estate trends, including housing inventory, interest rates, and economic indicators, to make informed buying decisions.
- ✓ **Hire a Qualified Real Estate Agent**  
Working with a knowledgeable agent who understands the local market can help you navigate complexities and negotiate the best deal.
- ✓ **Consider Future Resale Value**  
Look beyond your immediate needs and assess the potential resale value of the property, considering factors like schools, transportation, and neighbourhood development plans.

Please Note: Some photos are virtually staged to showcase potential furniture placement.

## 20 ALAN MCLEOD V C AVE. - STONEWALL

# \$399,900

This Home's Features:

- 4 Bedrooms
- 3 Bathrooms
- 1517 sq.ft.
- 74.53' x 130' Lot
- Dbl. Att. Garage
- Full. Fin. Basement
- Age: 1989
- Taxes: \$3,555.98



## DISCOVER A FAMILY HAVEN: ORIGINAL OWNERS CUSTOM BUILT BY WARKENTIN HOME'S, 4 BEDROOMS, 3 BATHROOMS!

Welcome to your family's haven, meticulously crafted by Warkentin Homes. Boasting 2130 total sqft, 4 bedrooms, and 3 bathrooms across 4 levels, this residence offers space and functionality tailored for large families.

Enjoy seamless transitions between living and sleeping areas, providing both togetherness and privacy. Entertain effortlessly in the bright living room, connected to a formal dining area and kitchen, perfect for hosting gatherings.

Unwind in the lower family room, complete with a cozy wood stove, while patio doors lead to a deck overlooking the expansive yard. The fourth level offers versatility with a spacious office/playroom and an additional bedroom.

Personalize this canvas with a little paint, flooring, and updating transforming it into your ideal home. Convenience meets practicality with a double attached garage providing easy access.

Don't miss out on this opportunity to create lasting memories – schedule a viewing today!



Scan the QR code to see more!



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**RE/MAX**  
Town & Country



## Property Features

- ✓ Built in 1989 by Warkentin Homes
- ✓ 1517 sq.ft. - 3 Levels
- ✓ 2130 sq.ft. - 4 Levels Total
- ✓ Heated by Forced Air Natural Gas Furnace
- ✓ Sump Pump
- ✓ 100 Amp Electrical Panel
- ✓ Hydro Budget: \$85/mth
- ✓ Gas Budget: \$120/mth
- ✓ Central A/C
- ✓ 40 Gal. Gas Hot Water Tank
- ✓ Digital Water Softener
- ✓ Central Vac.
- ✓ Stucco, Vinyl & Brick Exterior Finish (Vinyl & Brick New in 2014)
- ✓ Asphalt Shingles
- ✓ Aluminum Soffits & Fascia (2014)
- ✓ PVC & Wood Framed Windows (PVC Triple Pane Windows on Main Floor & Bedrooms - New in 2014)
- ✓ Fully Finished Basement
- ✓ Concrete Foundation
- ✓ Community Water & Sewer
- ✓ Oak Kitchen Cabinets
- ✓ Laminate, Carpet & Vinyl Flooring (Kitchen Flooring is Newer)
- ✓ Wood Burning Fireplace (No CSA Stamp)
- ✓ 20' x 20' Double Attached Garage
- ✓ Property is Landscaped w/ 12'x16' Deck

## Neighbourhood

Nestled in the heart of the countryside, the picturesque Town of Stonewall offers a quaint charm with modern amenities. With its compact layout, residents enjoy the convenience of walking to local boutiques, cozy cafes, and lush parks, fostering a close-knit community where every corner holds a story waiting to be discovered. Whether strolling through historic streets or unwinding in scenic green spaces, Stonewall promises an idyllic retreat for those seeking a harmonious blend of serenity and accessibility.



1-333 Main Street, BOX 1146, Stonewall, Manitoba R0C2Z0

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## Room Dimensions

Floor	Room Type	Dimensions
Main	Kitchen	11.42 x 10.92
Main	Dining Room	9.42 x 11.33
Main	Living Room	12.67 x 15.25
Lower	Family Room	14.25 x 15.42
Lower	Bathroom	4 Piece
Lower	Laundry Room	9.75 x 5.00
Upper	Primary Bedroom	14.25 x 13.00
Upper	Ensuite Bathroom	3 Piece
Upper	Bedroom	10.00 x 10.00
Upper	Bedroom	12.42 x 8.92
Basement	Bedroom	10.50 x 12.00
Basement	Office/Rec. Room	11.67 x 17.42
Basement	Bathroom	3 Piece
Basement	Utility Room	13.67 x 10.25

## Included With Purchase

- ✓ Refrigerator
- ✓ Stove
- ✓ Dishwasher
- ✓ Washer
- ✓ Dryer
- ✓ Window Coverings
- ✓ Blinds
- ✓ Garage Door Opener + Remote(s)
- ✓ 2x Sheds



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