



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.



Scan the QR code to see more!



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RE/MAX
Town & Country

2 ELM STREET - STONEWALL, MB

\$189,900

This Home's Features:

- 3 Bedrooms
- 2 Bathrooms
- 1296 sq.ft.
- Leased Lot
- Dbl. Att. Garage
- Basement: Crawl
- Age: 1989
- Lot Fee: \$515/mth



FANTASTIC AFFORDABLE LIVING WITH ALL THE FEATURES YOU NEED!!

Split bedroom plan with a master suite w/ ensuite bath, 2 bedrooms, a main bath, plus an open plan kitchen/living room with vaulted ceiling. Huge mudroom plus rare double attached garage! A large private deck overlooks the generous and nicely treed yard which includes a shed, garden area and there's plenty of parking for up to 4 vehicles! 6 appliances are included.



Property Features

- ✓ Heated by forced air electric furnace (2020)
- ✓ Hydro average: \$150/mth (approximately)
- ✓ 200 amp electrical panel
- ✓ Central A/C (2020)
- ✓ 40 gallon electric hot water tank
- ✓ Digital water softener (2020)
- ✓ Vinyl and aluminum exterior
- ✓ Asphalt shingles
- ✓ PVC windows
- ✓ Community water
- ✓ Tile & vinyl plank flooring (2020)
- ✓ 22' x 18' double attached garage
- ✓ 20' x 12' deck
- ✓ 8' x 12' shed
- ✓ 8' x 8' shed
- ✓ Lot fee: \$515/mth - Includes: water, two sewage tank pump-outs per month, street snow cleaning, garbage pickup
- ✓ No dogs over 25lbs

Neighbourhood

Stonewall, Manitoba the perfect town for any family. With a population of just over 5000 people, it is only 20 minutes away from Winnipeg. Located in the RM of Rockwood, the Town has lots of rich history which can be seen in many of its historic buildings. Stonewall has a number of clubs and community service groups to cater to any lifestyle and any age. As well, sports really thrive in town. Mostly every facet of the sporting world is catered to here, no matter the season! Education is of utmost importance, and Stonewall has your kids covered. There are 3 primary schools in town, and whether its Kindergarten or Grade 12, your children will love it here! The Town of Stonewall is one of the fastest growing communities in Manitoba, come be a part of it!



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

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Room Dimensions

Floor	Room Type	Dimensions
Main	Kitchen	16.67 x 14.67
Main	Living Room	15.08 x 14.67
Main	Primary Bedroom	14.67 x 10.83
Main	Ensuite Bathroom	3 Piece
Main	Bedroom	9.33 x 7.83
Main	Bedroom	9.33 x 8.83
Main	Bathroom	4 Piece
Main	Laundry	7.25 x 5.75
Main	4 Piece Bathroom	8.42 x 6.83

Included With Purchase

- ✓ Refrigerator
- ✓ Stove
- ✓ Dishwasher
- ✓ Microwave
- ✓ Washer
- ✓ Dryer
- ✓ Water softener
- ✓ Window coverings
- ✓ Blinds
- ✓ Garage door opener + remote(s)



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