



10 French Street

Stony Mountain, MB

\$299,900 | 3 BEDS | 1.5 BATHS | 1,303 SQFT | LOT SIZE: 103'x125'

Affordable Comfort on the Hill



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Discover the charm of Stony Mountain – a welcoming small town just minutes from the city! Whether you're a first-time buyer, looking to move up, or ready to right-size, this affordable and appealing bungalow could be the perfect fit. Situated at the east edge of Stony Mountain close to walking trails and easy access for off-road vehicles, this 3-bedroom, 1.5-bath home offers the ideal blend of comfort and practicality. Highlights include an insulated and heated attached garage, a heated breezeway, and a generous 103' x 125' lot with an extra-long 75 ft paved driveway – perfect for parking and outdoor living. Recent updates provide peace of mind with new shingles (2021), newer laminate flooring, fresh interior paint, and updated exterior paint. With quick possession available, you can start your next chapter right away.

INCLUSIONS

- Refrigerator
- Microwave
- Dryer (Brand New)
- Stove
- Washer
- Garage Door Opener
- New Dishwasher

SPECIFICATIONS

- Style: Bungalow
- Built: 1978
- 2025 Gross Taxes: \$2,759.14
- Net Taxes: \$1,272.07

MEASUREMENTS

Eat-in Kitchen: 18.33 x 12.25

- Laminate Flooring
- West Facing Patio Door to Deck
- West Facing PVC Window
- Dual Stainless Steel Sink

Living Room: 21.75 x 12.25

- Hardwood Flooring
- Single Closet
- East Facing Picture Window
- Front Door

4 Piece Bathroom: 8.83 x 7.92

- Vinyl Flooring
- Newer Soaker Tub, Sink, Taps & Toilet

Primary Bedroom: 12.25 x 11.83

- Laminate Flooring
- Twin Double Closets
- East Facing PVC Window

Bedroom #2: 12.17 x 9.33

- Laminate Flooring
- Double Closet
- West Facing PVC Window

Bedroom #3: 12.25 x 9.92

- Laminate Flooring
- Double Closet
- East Facing PVC Window

Laundry: 7.00 x 5.25

- Laminate Flooring
- West Facing PVC Window

Bathroom: 2 Piece

- Laminate Flooring
- New Vanity

Utility: 8.17 x 4.92

- Laminate Flooring
- Furnace
- Hot Water Tank

Mudroom: 25.00 x 6.00

- Indoor/Outdoor Carpet
- Forced Air Heat Duct

FEATURES

- High Efficiency Forced Air Natural Gas Furnace
- 100 Amp Federal Breaker Electrical Panel
- 40 Gallon (US) Natural Gas Hot Water Tank
- Wood Siding, Stucco & Aluminum Exterior
- Asphalt Shingles (2021)
- PVC & Wood Framed Windows
- Crawlspace (Access Through Back Closet Door)
- Concrete Foundation
- Community Water & Sewer
- Laminate & Vinyl Flooring
- 26'x16' Single Attached Garage
 - OSB Lined
 - Insulated
 - Heated
- 75'x20' Paved Driveway
- Remodelled Bathroom, Flooring & Roof
- Property is Landscaped w/ 10'x14' Deck
- 8'x12' Shed (8ft Ceiling w/ Wide Door for Mower)

