



# 270 3<sup>rd</sup> Street West

## Stonewall, MB

**\$449,900 | 3 BEDS | 3 BATHS | 1,440 SQFT | LOT SIZE: 111' x 120'**

**Where Family Roots Grow Strong**



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Tucked beneath a canopy of mature spruce trees, this beautifully renovated bungalow offers the kind of setting families dream about – spacious, private, and ready to move into before the next chapter begins. With over 1,400 sq.ft. of refreshed main-floor living, three comfortable bedrooms and 2.5 updated baths, the home is designed for ease, connection, and everyday living. The fully finished lower level adds even more room to spread out, featuring a cozy wood-burning fireplace perfect for movie nights, a hobby space with sink, a workshop/cold room, and an area already roughed in for a future bedroom and bathroom – ideal for teens, guests, or multi-generational living.

Set on an extra-wide 111' x 120' lot, surrounded by trees and complete with front and rear decks, there's room here for backyard soccer matches, family celebrations, and quiet morning coffees before the kids wake up. Renovated inside and out – with updated flooring, paint, lighting, bathrooms, exterior finishings, and garage doors – this is a place where families can settle in quickly and start building memories right away.

***Move-in ready and available for quick possession – all it needs now is you.***

### INCLUSIONS

- Refrigerator
- Dishwasher
- Dryer
- Stove
- Washer

# SPECIFICATIONS

- Style: Bungalow
- Built: 1959
- Gross Taxes: \$3,933.82
- Net Taxes: \$2,433.82

# MEASUREMENTS

## Main Floor

**Kitchen: 12.17 x 11.50**

- New LV Plank Flooring

**Dining Area: 11.50 x 9.58**

- New LV Plank Flooring

**Living Room: 25.00 x 14.75**

- New Wall-to-Wall Carpet

**Primary Bedroom: 11.58 x 11.33**

- New Wall-to-Wall Carpet
- Double Closet

**3 Piece Ensuite: 6.75 x 5.92**

- New LV Plank Flooring
- 4ft Shower

**Bedroom #2: 9.83 x 8.92**

- Refinished Oak Hardwood Flooring
- Double Closet

**Bedroom #3: 13.25 x 9.33**

- New Wall-to-Wall Carpet
- Double Closet

**Main Bath: 4 Piece**

- New Vinyl Flooring

**Half Bath & Laundry Room: 7.75 x 4.92**

- New LV Plank Flooring
- 2 Piece Bathroom

**Mudroom: 11.50 x 4.92**

- New LV Plank Flooring
- Double Closet

## Basement

**Rec. Room: 30.00 x 13.42**

- New Carpet Flooring
- Wood-Burning Fireplace

**Storage/Utility: 35.17 x 14.42**

- Unfinished
- Roughed-in for Bathroom
- Possible 4<sup>th</sup> Bedroom

**Hobby Room: 11.58 x 9.83**

- Laminate Flooring
- Laundry Sink

**Workshop: 9.50 x 7.67**

- Foam Tile Flooring

**Cold Room: 10.33 x 4.83**

- Concrete Floor

# FEATURES

- Forced Air Natural Gas Furnace
- Sump Pump
- Backwater Valve
- 200 Amp Electrical Panel
- New Central A/C
- 40 Gallon Nat. Gas Hot Water Tank
- Water Softener
- Newer Vinyl Exterior
- Newer Asphalt Shingles
- Newer PVC Windows
- Newer Garage Doors
- Newer Front & Rear Decks
- Aluminum Soffits & Fascia
- Brand New Interior Renovations Include:
  - Flooring
  - Paint
  - Bathrooms
  - Lighting
  - Switches

