



72 Gulay Street

Stony Mountain, MB

\$259,900 | 3 BEDS | 2 BATHS | 1,184 SQFT | LOT SIZE: 85' x 180'

A Home with Sunshine, Space & Privacy



brandt@mckillop.ca | susan@mckillop.ca | 204-467-8000 | mckillop.ca

Tucked into a beautiful treed setting beside a park with no backyard neighbours, this property offers the privacy many buyers hope to find.

The 1184 sq. ft. home features 3 bedrooms and 2 full baths, with a bright south-facing living room and eat-in kitchen filled with natural light. The layout offers excellent separation with the primary bedroom in its own west wing, while the dining area overlooks the peaceful backyard.

With PVC windows, vinyl siding and a 24' x 24' double attached garage, this home offers solid value and simply needs some paint and flooring to make it your own

INCLUSIONS

- Whirlpool Refrigerator
- G.E. Stove
- Dishwasher (Not Working)
- Microwave
- Amana Washer
- Moffat Dryer
- Window Coverings
- Blinds
- Gazebo (Some Damage to Roof)
- Shed
- Entertainment Unit (Living Room)
- Gym

SPECIFICATIONS

- Style: Mobile Home
- Built: 1994

MEASUREMENTS

Eat-in Kitchen: 14.42 x 13.42

- Vinyl Flooring
- Pantry
- Built-in Buffet in Eating Area
- Window at Eating Area Overlooking Back Yard
- Window Over Sink is South Facing Overlooking Front Yard

Living Room: 14.50 x 14.83

- Wall-to-Wall Carpet Flooring
- Large Picture Window Facing South
- Vaulted Ceiling
- Ceiling Fan w/ Light
- Drapes Included

Main Bathroom: 7.50 x 5.25

- Vinyl Flooring
- Medicine Cabinet
- 1 Piece Tub

Primary Bedroom: 11.00 x 14.75

- Wall-to-Wall Carpet Flooring
- Ceiling Fan w/ Light
- Walk-in Closet

Ensuite Bathroom: 4 Piece

- Oak Vanity
- 1 Piece Tub
- Angled Mirror Medicine Cabinet
- Fan Not Working

Bedroom #2: 9.25 x 8.25

- Vinyl Flooring
- South Facing Window
- Ceiling Fan w/ Light
- Single Closet

Bedroom #3: 8.75 x 9.25

- Vinyl Flooring
- Door w/ Screen Door to Back Yard

Laundry Room: 7.25 x 5.92

- Vinyl Flooring
- Upper Oak Cabinets
- 2 Free Standing Cabinets

FEATURES

- Forced Air Electric Furnace
- Landscaped & Beautifully Treed with Pines.
- 200 Amp Electrical Panel
- Very Private - No Backdoor Neighbours!
- Electric Hot Water Tank
- Close to Park!
- Vinyl Exterior Finish
- Shed
- Asphalt Shingles
- Gazebo (Has Some Roof Damage)
- Aluminum Soffits
- 24' x 24' Double Attached Garage
 - Used as a Single Garage Plus Workshop/Gym
 - 11.92' x 13.92' Gym Has Wall-to-Wall Carpet Flooring, 2x Baseboard Heaters & West Facing Window
- Aluminum Fascia
- PVC Windows
- Smoke Detector
- Bell Fiber Available
- Community Water
- Community Sewer
- Oak Kitchen Cabinets
- Carpet & Vinyl Flooring