

2 French Street

Stony Mountain, MB

\$239,900 | 3 BEDS | 1 BATH | 994 SQ FT | LOT SIZE: 105' x 125'

Small-Town Living. An Easy Commute. A Place to Call Your Own.



brandt@mckillop.ca | 204-782-8869 | susan@mckillop.ca | 204-941-0221

Whether you're buying your first home, looking to simplify, or ready for a quieter pace of life, this affordable Stony Mountain bungalow is worth a look.

Just 10 minutes from the Perimeter, you can enjoy peaceful small-town living without giving up easy access to Winnipeg. Set on a huge, treed lot, there's plenty of room to garden, relax, entertain or simply enjoy having some space around you.

Inside, you'll appreciate practical updates including newer PVC windows and newer shingles, while the detached garage adds extra storage and convenience.

And the location makes everyday life easy — just a few blocks from the school, daycare, recreation centre and community amenities. Affordable. Comfortable. Close to the city.

A great place to start — or a great place to simplify.

INCLUSIONS

- Refrigerator
- Washer
- Stove
- Dryer

SPECIFICATIONS

- Style: Bungalow
- Age: 1954
- Gross Taxes: \$2,131.79
- Net Taxes: \$104.79

MEASUREMENTS

Eat-in Kitchen: 13.58 x 11.42

- Vinyl Flooring
- Older Wood Cabinets

Living Room: 11.50 x 18.08

- Wall-to-Wall Carpet
- Newer Front Door
- Newer PVC Picture Window (2007)

Bathroom: 4 Piece

- Tub Shower
- Needs Full Reno

Primary Bedroom: 11.42 x 10.83

- Parquet Flooring
- Double Closet
- Newer PVC Window (1998)

Bedroom #2: 10.92 x 9.08

- Parquet Flooring
- Newer PVC Window (1998)

Bedroom #3: 11.08 x 7.42

- Parquet Flooring
- Newer PVC Window (1998)

Laundry/Mud Room: 7.58 x 5.83

FEATURES

- Forced air high efficiency natural gas furnace
- Sump pump
- 200 amp electrical panel
 - Updated service & newer wiring + panel
- 48 gallon electric hot water tank
- Vinyl exterior
- Asphalt shingles
- Aluminum soffits & fascia
- PVC windows
- Crawlspace
- Community water & sewer
- Wood veneer kitchen cabinets
- Hardwood, carpet & vinyl flooring
- 24' x 22' detached garage
- 20' x 10' deck
- Older garden plot
- Concrete pond/water fall
- 8' x 8' shed

