

9 King Street

Stony Mountain, MB

\$319,900 | 3 BEDS | 2 BATHS | 1,196 SQ FT | LOT SIZE: 62.5' x 130'

Build Equity Here!



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This comfortable family bungalow up on the hill in Stony Mountain awaits your handyman skills to bring it back to its best!

Classic center hall plan with L-Shape living room and dining room.

Wood-burning fireplace, ensuite bathroom, full-partially finished basement, newer shingles, high-efficient furnace, huge deck with gazebo.

Oversized 24'x26' double detached garage with additional rear parking spaces off the back lane.

Close to grocery store, post office, recreation centre, daycare and school!

INCLUSIONS

- Refrigerator
- Freezer
- Window Coverings
- Fireplace
- Gazebo
- Stove
- Dishwasher
- Blinds
- Shed

SPECIFICATIONS

- Style: Bungalow
- Age: 1977
- Gross Taxes: \$3,192.06
- Net Taxes: \$1,592.06

MEASUREMENTS

MAIN FLOOR

Kitchen: 18.00 x 12.92

- Laminate Flooring
- East Facing Window

Dining Room: 12.92 x 9.08

- Laminate Flooring
- East Facing Window

Living Room: 11.58 x 21.42

- Laminate Flooring
- Wood-Burning Fireplace
- West Facing Window

Primary Bedroom: 13.00 x 11.42

- Laminate Flooring
- East Facing Window
- Double Closet/Linen Closet

Primary Ensuite: 2 Piece

- Laminate Flooring

Bedroom #2: 10.25 x 9.08

- Laminate Flooring
- Double Closet
- West Facing Window

Bedroom #3: 10.25 x 9.25

- Laminate Flooring
- Double Closet
- West Facing Window

BASEMENT

Rec. Room: 22.42 x 18.42

- Concrete Floor

Hobby Room: 9.75 x 13.92

- Concrete Floor

Bedroom: 16.08 x 16.00

- Concrete Floor
- Non-Egress Window

Laundry Room: 11.92 x 23.92

- Concrete Floor
- South Facing Window

FEATURES

- High Efficiency Forced Air Natural Gas Furnace
- Sump Pump
- 100 Amp Electrical Panel
- Central A/C
- 60 Gallon Electric Hot Water Tank
- Wood Siding & Vinyl Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- Wood Framed Windows
- Full Partially Finished Basement
- Concrete Foundation
- Community Water & Sewer
- Bell Fibre Internet
- Schools: Stony Mountain Elementary & Stonewall Collegiate
- Stone Face Wood-Burning Fireplace
- Laminate, Carpet & Vinyl Flooring
- 26' x 24' Double Detached Garage
- 29' x 12' Deck
- Gazebo
- Fenced Back Yard
- 8' x 12' Shed

