

Things to Remember









RE/MAX Town & Country



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1-333 Main Street, BOX 1146, Stonewall, Manitoba R0C2Z0

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17 First Avenue - Balmoral



3 Beds 1 Bath 904 sq.ft. Lot: 169'x260' \$349,900

Taxes: \$2,220.95

Age: Older

Garage: Single Detached







CHARMING FAMILY HOME NESTLED IN SERENITY

Welcome to 17 First Avenue, Balmoral – where tranquility meets comfort in this delightful family abode. Situated on a sprawling 169'x260' lot, this property offers a perfect blend of privacy and convenience. This is not just a house; it's a haven of peace and quiet, making it an ideal retreat for a growing family. Inside you'll find a cozy living space with three well-appointed bedrooms, perfect for creating lasting memories with loved ones. The single detached garage and a spacious 30'x40' shop offer ample storage and workspace for hobbies or projects. The full partially finished basement is a hidden gem, providing additional room for recreation or relaxation. Moreover, with plumbing already in place, the potential for a second bathroom is readily available, allowing you to customize the space to suit your needs. The expansive backyard invites you to enjoy outdoor activities, whether it's a family barbecue or a quiet evening under the stars. Imagine the possibilities for gardening, play, or simply unwinding in your own private oasis.



Property Features

- Heated by Forced Air Electric Furnace (2010)
- H.R.V.
- Sump Pump (2021)
- Backwater Valve
- 200 Amp Electrical Panel
- Hydro Budget: \$225-\$250/mth
- Central A/C
- 60 Gallon Electric Hot Water Tank
- Reverse Osmosis System
- Central Vac.
- Vinyl Exterior
- **Asphalt Shingles**
- Aluminum Soffits & Fascia
- **PVC Windows**
- Full, Partially Finished Basement
- Concrete Foundation
- Community Water
- Community Sewer
- Plumbing in Basement for 2nd Bathroom
- Carpet & Vinyl Flooring Throughout
- Perennials & Rock Garden
- 18' x 22' Single Detached Garage (Opener, Concrete Floor)
- 30' x 40' Shop (Has Separating Wall, 48" West Side Man-Door, 12' O.H. Door, 100 Amp Sub-Panel, Concrete Floor, Insulated, East Side Cold Storage w/ Gravel Floor)

Neighbourhood

1-333 Main Street, BOX 1146, Stonewall, Manitoba R0C2Z0

You	
Tube	

Balmoral, Manitoba is a quaint little community nestled 45 minutes away from Winnipeg, and a	
short drive to Stonewall. The history of the community hasn't been well documented, and is	
pelieved that after the school was built in 1875, the residents decided on the name of Balmoral.	
School is made convenient for the younger ones with Balmoral Elementary School located on Main	
Street. Just next door is the Recreation Centre, which offers hockey, curling, and public skating. As	
well, as coffee shop and lounge is featured there. Sports players will find lots to do out here, and	
event organizers will find the spacious Community Hall the perfect place for your next gathering.	
Balmoral has a diverse real estate market, new to old and everything in between including amazing	
arm properties! It's always a great day to take a trip to Balmoral!	

Room Dimensions			
Floor	Room Type	Dimensions	
Main	Kitchen		
Main	Dining Area	11.33 x 11.33	
Main	Living Room	12.92 x 14.67	
Main	Bathroom	4 Piece	
Basement	Primary Bedroom		
Main	Bedroom #2	10.50 x 8.92	
Main	Bedroom #3	8.83 x 10.42	
Basement	Rec. Room	00.00 x 00.00	

Included in Purchase Price

- Refrigerator
- Stove
- Freezer
- Dishwasher
- **Built-in Microwave**
- Washer
- Dryer

- Blinds
- Reverse Osmosis
- Garage Door Opener(s)
- Table & Chairs
- Ride-on Mower
- Metal Work Bench

Excluded: Snowblower

You Tube