



## Property Features

- High Efficiency Natural Gas Furnace
- 100 Amp Electrical Panel
- Central A/C
- 40 Gal. Gas Hot Water Tank (2019)
- Wood Siding & Stucco Exterior Finish
- Asphalt Shingled Roof
- Aluminum Soffits & Fascia
- Triple Pane PVC Windows
- Fully Finished Basement
- Concrete Foundation
- Community Water
- Community Sewer
- Wood Burning Fireplace
- Hardwood, Carpet & Tile Flooring Throughout
- Property Landscaped w/ 11'x11' Deck
- Fenced Back Yard
- Close to Parks & Schools

## Neighbourhood

Nestled in the charming Meadows West neighbourhood, 85 Mallard Way in Winnipeg offers a serene and family-friendly atmosphere. Residents enjoy proximity to lush green spaces, ideal for leisurely strolls and outdoor activities. With a variety of nearby amenities including shopping centres, schools, and recreational facilities, this location seamlessly combines the tranquility of suburban living with convenient access to essential services, making it an appealing choice for those seeking a well-rounded community.



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

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## Room Dimensions

Floor	Room Type	Dimensions
Main	Kitchen	8.50 x 8.00
Main	Dining Room	10.00 x 10.00
Main	Living Room	14.75 x 11.17
Main	Primary Bedroom	11.25 x 10.50
Main	Bedroom #2	12.17 x 8.00
Main	Bedroom #3	10.17 x 10.00
Main	Bathroom	4 Piece
Basement	Rec. Room	18.00 x 14.58
Basement	Office	11.83 x 10.50
Basement	Storage Room	9.00 x 10.50
Basement	Bathroom	3 Piece

## Included in Purchase Price

- Refrigerator (2018)
- Stove (2018)
- Washer (2018)
- Dryer (2018)



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