



## Property Features

- Forced Air Electric Furnace
- Lifebreath HRV
- Sump Pump
- 200 Amp Electrical Panel
- Central A/C
- 40 Gal. Electric Hot Water Tank
- Vinyl & Stone Exterior Finish
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Fully Finished Basement
- ICF Concrete Foundation w/ Structural Wood Floor
- Community Sewer & Water
- Wood Burning Fireplace w/ Glass Door & Tile
- Vinyl Plank Flooring
- 24' x 22' Double Attached Garage
- 10' x 20' Upper Deck
- 8'x12' Lower Deck
- 8 Person Hot Tub
- 60 Amp Sub Panel for Hot Tub
- Shed
- Natural Gas BBQ Hookup
- Main Floor Laundry
- Walk-in Pantry
- Fenced Back Yard
- LED Pot Lights
- Rental for BBQ and Gas Range: \$99/year
- Hydro Budget: \$220-280/mth

## Neighbourhood

Balmoral, Manitoba, is a charming community situated just 45 minutes away from Winnipeg, with easy access to Stonewall. Despite its rich history, much of it remains undocumented. Legend has it that the town was named after the construction of its school in 1875. Balmoral Elementary School, conveniently located on Main Street, caters to the educational needs of the younger residents. Adjacent to the school lies the Recreation Centre, offering a range of activities including hockey, curling, and public skating, along with a cozy coffee shop and lounge. Sports enthusiasts will find ample opportunities for recreation, while event planners will appreciate the spacious Community Hall for hosting gatherings. Balmoral boasts a diverse real estate market, from new developments to historic properties, including picturesque farmsteads. With its myriad attractions, Balmoral welcomes visitors any day of the week!



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

204-467-8000 [www.remaxinterlake.ca](http://www.remaxinterlake.ca)



## Room Dimensions

| Floor    | Room Type        | Dimensions    |
|----------|------------------|---------------|
| Main     | Kitchen          | 12.42 x 13.17 |
| Main     | Dining Room      | 7.17 x 12.17  |
| Main     | Living Room      | 18.58 x 20.00 |
| Main     | Primary Bedroom  | 11.58 x 12.00 |
| Main     | Ensuite Bathroom | 4 Piece       |
| Main     | Bedroom #2       | 10.33 x 12.00 |
| Main     | Bedroom #3       | 8.67 x 10.83  |
| Main     | Bathroom         | 4 Piece       |
| Basement | Bedroom #4       | 16.42 x 17.83 |
| Basement | Rec Room         | 32.00 x 15.67 |
| Basement | Family Room,     | 9.08 x 17.83  |
| Basement | Bathroom         | 4 Piece       |
| Basement | Utility          | 13.25 x 12.17 |

## Included in Purchase Price

- Refrigerator
- Gas Stove
- Dishwasher
- Built-in Microwave
- Washer
- Dryer
- Window Coverings
- Blinds
- Garage Door Opener + Remote
- Shed
- 8 Person Hot Tub



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