

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

204-467-8000 www.remaxinterlake.ca



Discover contemporary comfort in this immaculate 4-bedroom, 3-bathroom bi-level home, built in 2021 and nestled in the heart of Balmoral. Boasting 1420 sqft of well-designed living space, including a fully finished basement, this residence offers the perfect blend of style and functionality for the whole family. Inside, an open concept layout welcomes you with abundant natural light, sleek finishes, and modern fixtures throughout. The gourmet kitchen, equipped with stainless steel appliances, gas range and a functional seated island, seamlessly connects to the spacious living area, creating an ideal space for entertaining or relaxing. Step outside to enjoy the fenced backyard with a natural gas hookup for BBQ, 8 person hot tub, 2-tier deck and relish in the convenience of nearby amenities, schools, and parks. This entire property has been completely landscaped and fenced for pets and privacy! Don't miss your chance to call this modern retreat home, schedule your showing today in Balmoral!



MATT McKILLOP
REALTOR®

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

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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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