

## Things to Remember



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1-333 Main Street, BOX 1146, Stonewall, Manitoba R0C2Z0  
**204-467-8000 remaxinterlake.ca**



## 389 4th Street East - Stonewall



3 Beds

2 Baths

1334 sq.ft.

Lot: 50' x 104'

**\$339,900**

Taxes: \$2,746.30

Age: 1976

Style: Bungalow



### CHARMING STONEWALL BUNGALOW!!

This beautifully maintained open concept 3 bedroom and 2 bathroom bungalow in Stonewall boasts 1334 sqft of living space, the living space includes a sunroom that the sun cascades into, a fully finished basement complete with a bathroom and 1 bedroom. The kitchen is an updated design with oak cabinetry, stainless steel appliances and reverse osmosis. The primary bedroom has its own French doors that lead to a private deck in the lush backyard. Within the back yard you will find patio doors that lead off the sunroom, a canopy to cover your BBQ, a hot tub that is included with the home, fully fenced yard and a newly built Shed/Workshop Space. The shed is divided into two areas one for storage and the other as a working space complete with power (roughed-in) that's fully insulated and a 30 amp sub panel.

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## Property Features

- Heated by High Efficiency Forced Air Electric Furnace (2020)
- Central Air Conditioning
- Sump Pump
- Backwater Valve
- Digital Water Softener (2019)
- Reverse Osmosis (2019)
- 178 Litre Electric Hot Water Tank (2022)
- Appliances (2019)
- Oak Kitchen Cabinets
- 200 Amp Electrical Panel
- Hydro Budget: \$260/mth
- Carpet, Wood and Tile Flooring
- Stucco & Limestone Exterior Finish
- Concrete Foundation
- Community Water & Sewer
- Asphalt Shingled Roof
- Aluminum Soffits & Fascia
- PVC Windows
- Fully Finished Basement
- Crawlspace for Sunroom Spray Foamed in 2020
- 10'x24' Shed/Workshop (2019)
  - Insulated
  - Roughed-in Electric (Currently Plug-in)
  - 30 Amp
  - Screw Post
- Property Fenced & Landscaped w/ Deck (Main Deck 233 sq.ft., Primary Bedroom Deck 96 sq.ft.)

## Neighbourhood

Stonewall, Manitoba is the perfect town for any family. With a population of just over 5000 people, it is only 20 minutes away from Winnipeg. Located in the RM of Rockwood, the town has lots of rich history which can be seen in many of its historic buildings. Stonewall has a number of clubs and community service groups to cater to any lifestyle and any age. As well, sports programs thrive here with mostly every facet of the sporting world being catered to, no matter the season! Education is of utmost importance, and Stonewall has your kids covered. There are 3 schools in town, and whether its Kindergarten or Grade 12, your children will love it here! The Town of Stonewall is one of the fastest growing communities in Manitoba, come be a part of it!



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## Room Dimensions

<i>Floor</i>	<i>Room Type</i>	<i>Dimensions</i>
Main	Eat-in Kitchen	10.58 x 12.25
Main	Dining Area	7.50 x 5.67
Main	Living Room	12.17 x 18.25
Main	Primary Bedroom	11.75 x 17.75
Main	Bedroom #2	8.83 x 10.58
Basement	Bedroom #3	9.92 x 11.25
Main	Main Bathroom	4 Piece
Main	Laundry Room	4.08 x 7.17
Main	Sunroom	18.67 x 10.58
Basement	Rec. Room	11.83 x 12.83
Basement	Rec. Room	23.50 x 13.83
Basement	Bathroom	3 Piece
Basement	Storage Room	10.83 x 8.75

## Included in Purchase Price

- Refrigerator (2019)
  - Stove (2019)
  - Dishwasher (2019)
  - Built-in Microwave (2019)
  - Washer (2019)
  - Dryer (2019)
  - Digital Water Softener (2019)
  - Window Coverings
  - Blinds
  - Reverse Osmosis (2019)
  - Shed
  - Hot Tub
  - Dehumidifier
  - Wood Shelving x2
- Excluded: Stand-up Freezer**



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