











Buyer's Tips

- ✓ **Location is Key: Choose Wisely**
Selecting the right neighbourhood can significantly impact your investment's value and your lifestyle satisfaction in the long term.
- ✓ **Get Pre-Approved for Financing**
Having pre-approval for a mortgage can streamline the buying process and give you a competitive edge in a hot market.
- ✓ **Understand Market Trends**
Stay informed about current real estate trends, including housing inventory, interest rates, and economic indicators, to make informed buying decisions.
- ✓ **Hire a Qualified Real Estate Agent**
Working with a knowledgeable agent who understands the local market can help you navigate complexities and negotiate the best deal.
- ✓ **Consider Future Resale Value**
Look beyond your immediate needs and assess the potential resale value of the property, considering factors like schools, transportation, and neighbourhood development plans.

441 3RD STREET EAST - STONEWALL

\$229,900

This Home's Features:

-  4 Bedrooms
-  1 Bathroom
-  1400 sq.ft.
-  100.23'x100' Lot
-  Detached Garage
-  Part. Unfin. Basement
-  Age: 1900
-  Taxes: \$2,715.76



GOLDEN OPPORTUNITY: DOUBLE LOT IN STONEWALL!

This 4-bedroom fixer-upper nestled on a spacious 100x100 corner lot is your golden opportunity in Stonewall! With 1400 sqft of potential and a prime location just steps from downtown, the possibilities are endless. Whether you're dreaming of building your dream home or exploring the option to develop multiple properties, this is your chance! Features a newer high-efficiency furnace, water softener, 200 amp service, veranda, and deck. Don't miss out - seize the opportunity for your family's future today!



Scan the QR code to see more!



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RE/MAX
Town & Country



Property Features

- ✓ SmartAir Forced Air Natural Gas Furnace
- ✓ 200 Amp Electrical Panel
- ✓ Hydro Budget: \$70-100/mth
- ✓ Gas Budget: \$110-150/mth
- ✓ Central A/C
- ✓ Rheem Hot Water Tank
- ✓ Water Softener
- ✓ Vinyl & Wood Siding Exterior
- ✓ Asphalt Shingles
- ✓ Aluminum Soffits and Fascia
- ✓ PVC & Wood Framed Windows
- ✓ Partial Unfinished Basement
- ✓ Stone Foundation
- ✓ Community Water & Sewer
- ✓ Hardwood & Vinyl Flooring Throughout
- ✓ Property Landscaped w/ Deck, Mature Trees on Large Lot

Neighbourhood

Nestled in the heart of the countryside, the picturesque Town of Stonewall offers a quaint charm with modern amenities. With its compact layout, residents enjoy the convenience of walking to local boutiques, cozy cafes, and lush parks, fostering a close-knit community where every corner holds a story waiting to be discovered. Whether strolling through historic streets or unwinding in scenic green spaces, Stonewall promises an idyllic retreat for those seeking a harmonious blend of serenity and accessibility.



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

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Room Dimensions

Floor	Room Type	Dimensions
Main	Veranda -Access to Yard	18.42 x 6.33
Main	Eat-in Kitchen	15.67 x 12.83
Main	Living Room -Hardwood Flooring -North & East Facing Windows	23.25 x 10.33
Main	4 Piece Bathroom	7.33 x 6.42
Main	Primary Bedroom -Double Closet	15.17 x 10.67
Second	Bedroom #2	10.00 x 8.83
Second	Bedroom #3	9.25 x 8.08
Second	Bedroom #4	14.25 x 9.08
Main	Laundry Room	7.25 x 6.25

Included With Purchase

- ✓ Refrigerator
- ✓ Stove

- ✓ Washer
- ✓ Dryer



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