



75153 PR 236
RM of ROCKWOOD, MB

Peace, Privacy & Possibility Just Minutes from Stonewall!

Welcome to this 1571 sq.ft. ranch-style bungalow nestled on a beautifully treed property just under an acre—offering the perfect blend of privacy, space, and convenience within walking distance to Stonewall on pavement. This bright, open-concept home features 3 spacious bedrooms, 1.5 bathrooms, and a long list of recent upgrades: PVC windows, high-efficiency furnace, newer shingles, hot water tank, well pump, and fiberglass septic system. The main bathroom has been professionally redone by Bath Fitter, and the maple kitchen adds warmth and style. Enjoy newer flooring throughout, a full basement with hobby room, and a cozy family room. This move-in ready property is a rare find at \$379,900—a perfect opportunity to enjoy peaceful country living just outside of town.



FOR MORE INFORMATION CALL OR TEXT:

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INTRODUCING:
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\$379,900

1961

1,571 SQFT

3 BEDS

1.5 BATHS

156' X 278'

GROSS: \$3,203.62

ROOM DIMENSIONS:

Main	<u>Living Room</u> -Laminate Flooring -Large Picture Window Facing West w/ Opener	20.00 x 12.00
Main	<u>Dining Area</u> -Vinyl Flooring -Ceiling Fan w/ Light -West Facing PVC Window	7.12 x 8.67
Main	<u>Kitchen</u> -Vinyl Flooring -Dual Stainless Steel Sink -Maple Cabinets -North & West Facing PVC Windows	10.33 x 10.17
Main	<u>2 Piece Bathroom</u> -Vinyl Flooring	5.17 x 3.25
Main	<u>Primary Bedroom</u> -10ft Closet -Laminate Flooring -South & East Facing PVC Windows	15.33 x 11.58
Main	<u>Bedroom #2</u> -Laminate Flooring -Single Closet -South Facing PVC Window	9.25 x 9.08
Main	<u>Bedroom #3</u> -Laminate Flooring -Single Closet -South Facing PVC Window	10.25 x 11.50
Main	<u>Family Room</u> -Vinyl Flooring -West & South Facing PVC Windows -2 Doors to Front and Back -Entry Into Garage and Home -Shelving -Fireplace on Wall w/ TV to Stay!	13.17 x 16.58
Main	<u>4 Piece Bathroom</u> -Vinyl Flooring -Granite Countertop -4ft Vanity w/ Mirror Medicine Cabinet -American Standard Toilet -Bathfitters Tub & Shower -Closet	9.25 x 6.92

HOME FEATURES:

- Lennox High Efficiency Forced Air Natural Gas Furnace (2016)
 - Sump Pump
 - 100 Amp Electrical Panel
 - Central Air Conditioning (2003)
 - Rheem 30 Gallon Electric Hot Water Tank (2025)
 - Upgraded Faucets, Shutoff Valves & Paint New in 2025
 - Raintree Digital Water Softener
 - Asphalt Shingles (New Roof in 2020/21, with Chimney Reinforcement)
 - Aluminum Soffits & Fascia
 - PVC Windows (Rear & Basement in 2011, Front in 2015, Family Room in 2020)
 - Bathroom Update (2017)
 - Full Unfinished Basement
 - Concrete Foundation
- Well Water (Pump Changed in 2019)
 - Septic Tank (Changed to Fibreglass in 2009) with Service by Jefferies
 - Kitchen Countertops & Maple Cabinets New in 2015
 - Family Room Renovation w/ New Insulation, Garage Ceiling Renovation, New Doors to Living & Family Room in 2020/21
 - Laminate and Vinyl Flooring (Living Room Laminate in 2018, Hallway & Bedroom Laminate in 2016)
 - Single Attached Garage (Opener New (2023)
 - Brown Shed (2008)
 - Low Maintenance Deck
 - Yard Serviced by Green Drop Last 2 Years

INCLUSIONS:

- Frigidaire Refrigerator
 - Stove (2023)
 - Samsung Dishwasher (2023)
 - Maytag Washer
 - Kenmore Dryer
- Window Coverings
 - Blinds
 - Garage Door Opener (2023)
 - Garage Door Remote
- Extras May Be Available - Including, But Not Limited To:*

 - Garden Tools
 - BBQ
 - TV in Family Room & Mount
 - Cloak Jacket Pce in Family Room
 - Kitchen Water Cooler

