



72156 Road 9E
Stony Mountain, MB

Versatile Country Living Just 10 Minutes from the City Space, Freedom & Functionality!

This perfectly located 10-acre mini ranch near Stony Mountain is a dream come true for horse lovers, truckers, motorsport fans, car enthusiasts—or anyone craving privacy and open space. The 1555 sq.ft. open-concept home features 3 bedrooms and 2.5 bathrooms, offering comfortable, practical living for families or couples alike. Enjoy a bright east-facing kitchen and living room, plus a large front deck ideal for sipping morning coffee and watching the sunrise.

Outside, the property is fully equipped for your lifestyle needs: a triple detached garage, 30' x 40' heated shop with 14' overhead door, 24' x 36' horse shelter with corrals, and plenty of space for hobbies, equipment, or animals. With quick access to the perimeter and the peaceful charm of rural living, this is versatility at its finest.

MCKILLOP
TEAM
RE/MAX Town & Country



FOR MORE INFORMATION CALL OR TEXT:

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INTRODUCING
72156 ROAD 9E
STONY MOUNTAIN, MB

 \$499,900	 OLDER	 1,555 SQFT	 3 BEDS	 2.5 BATHS	 10 ACRES	 GROSS: \$2,876.27 NET: \$1,990.25
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ROOM DIMENSIONS

Main	<u>Eat-in Kitchen</u> -Laminate Flooring -Oak Cabinets	16.08 x 14.42
Main	<u>Living Room</u> -Laminate Flooring -Picture Window Facing East	18.33 x 14.42
Main	<u>Bathroom</u> -Vinyl Flooring	4 Piece
Main	<u>Primary Bedroom</u> -Wall-to-Wall Carpet -Double Closet	15.92 x 12.92
Main	<u>Ensuite Bathroom</u> -Vinyl Flooring -Soaker Tub	4 Piece
Main	<u>Bedroom #2</u> -Wall-to-Wall Carpet -2x Double Closets	13.08 x 12.00
Main	<u>Bedroom #3</u> -Wall-to-Wall Carpet -Single Closet	11.33 x 8.75
Main	<u>Mudroom</u> -Vinyl Flooring	9.00 x 7.92
Main	<u>Half Bathroom</u> -Vinyl Flooring	2 Piece
Bsmt	<u>Full Unfinished Basement</u> -Concrete Flooring -Uninsulated	30.00 x 50.00

FEATURES:

- Newer Forced Air Electric Furnace
- Sump Pump
- 200 Amp Electrical Panel
- Central Air Conditioning
- 284L Electric Hot Water Tank
- Digital Water Softener
- Aluminum Exterior Siding
- PVC Windows (2010-2015)
- Full Unfinished Basement
- Concrete Foundation
- Well Water
- Septic Tank/Field
- Wood Stove (Has CSA Label)
- Oak Kitchen Cabinets
- Laminate, Vinyl and Carpet Flooring
- 24' x 36' Detached Garage
-Wood Frame
-Metal Clad
-Uninsulated
-Sub Panel
-30 Amp Plug
-Concrete Floor
- 30' x 40' Shop
-16' Ceiling
-14' Insulated Overhead Door
-Forced Air Electric Furnace
-Exhaust Fan
-Metal Clad Roof & Exterior
-Sub Panel
-30 Amp Plug

INCLUSIONS:

- Refrigerator
- Stove
- Dishwasher
- Washer
- Dryer
- Water Softener
- Window Coverings
- Blinds
- Wood Stove
- Home Gym
- Garage Door Opener(s) & Remote(s)

