



44 Second Street

Tyndall, MB

\$479,900 | 5 BEDS | 3 BATHS | 1,344 SQFT | 75'x150' LOT

One-of-a-Kind Retreat in Tyndall – A Backyard Paradise Awaits!



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Stunning and meticulously cared-for, this 2013 bi-level sits on a beautifully treed, fenced lot with no rear neighbours—your own private oasis in the heart of Tyndall. Enjoy two large decks (15x16 upper off the dining room, 15x30 lower with canopy), solar lighting, and a lush south-facing yard with mature trees and fruit bushes including Saskatoons, raspberries, cherries, and fenced vegetables beds. Inside features a bright open layout with a 4x6 butcher block island in a large bright kitchen, granite counters, engineered hardwood floors and two built-in electric fireplaces. The main floor offers 3 bedrooms and 2 bathrooms, including a 3-piece ensuite. The ICF basement is incredible for entertaining with a bar/kitchen, rec room, family/eating area, 2 additional bedrooms, and a 4-piece bath and loads of natural lighting with huge windows looking out to stunning back yard. Move-in ready, private, and absolutely one of a kind—this is the one you've been waiting for.

INCLUSIONS

- Refrigerator
- Induction Stove
- Hood Fan
- Dishwasher
- Washer
- Dryer
- Window Coverings
- Stools in Kitchen & Basement Bar
- Ceiling Fans & Remotes
- 2x Electric Fireplaces
- Garage Door Openers & Remotes
- Deck Canopy

EXCLUSIONS

- Starlink Internet
- Catio Building & Walkway
- Basement Fridge
- Pergola
- Free Standing Garden Stands in Front Yard
- Free Standing Metal Oval Raised Gardens on East & West Side
- IBC Water Tote
- Hot Tub
- Upper Deck Gazebo

SPECIFICATIONS

- Style: Bi-Level
- Built: 2013
- Gross Taxes: \$4,449.07 - After (\$1,047.20) Tax Rebate: \$3,401.87

MEASUREMENTS

Eat-in IKEA Kitchen: 13.67 x 12.33

- Engineered Hardwood Flooring
- 4'x6' Island w/ Butcher Block Top
- Granite Counters
- Pantry w/ Drawers
- Tile Backsplash

Dining Room: 13.08 x 10.67

- Engineered Hardwood Flooring
- Large East Facing Window
- Open to Kitchen & Living Room
- Patio Doors to 15'x16' Deck Overlooking Private, Treed & Fenced Back Yard

Living Room: 10.00 x 9.75

- Engineered Hardwood Flooring
- Electric Fireplace Built Into Wall
- Open to Dining & Kitchen
- Stairs to Main Entrance Foyer

Primary Bedroom: 14.25 x 12.83

- Laminate Flooring
- Walk-in Closet w/ Shelves
- West Facing Window
- Ceiling Fan w/ Light

Ensuite Bathroom: 8.58 x 6.50

- 3 Piece
- Tile Flooring
- 2 Piece Acrylic Shower
- Cabinet Attached to Wall

Bedroom #2: 10.92 x 9.00

- Laminate Flooring
- Double Closet
- Large South Facing Window
- Ceiling Fan w/ Light

Bedroom #3: 12.25 x 9.25

- Laminate Flooring
- Double Closet
- Large South Facing Window

Main Bathroom: 8.00 x 7.25

- 4 Piece
- Tile Flooring
- Glass Top Vanity w/ Roll Outs
- 1 Piece Tub

Rec. Room: 15.08 x 15.67

- Waterproof Laminate Flooring
- Open to Family Room/Dining Area and Bar/Kitchen Area

Family Room: 17.67 x 15.17

- Waterproof Laminate Flooring
- Large South Facing Window
- IKEA Cabinets Built Into South Wall
- Electric Fireplace Built Into Wall

Bar/Kitchen: 13.00 x 10.17

- Waterproof Laminate Flooring
- Large Peninsula w/ Seating
- Large Stainless Steel Sink
- Wall-to-Wall Lower Cabinets
- Large North Facing Window

Bedroom #4: 12.42 x 10.25

- Laminate Flooring
- Double Closet
- West Facing Window

Bedroom #5: 9.00 x 9.67

- Laminate Flooring
- South Facing Window

Bathroom: 4 Piece

- Tile Flooring
- 2 Piece Tub
- Large Sink

Garage: 24.00 x 24.00

- Double Attached
- Insulated & Boarded
- East Facing Window
- Wood Shelves on Wall

FEATURES

- Forced Air Electric Furnace
- Central Air Conditioning
- Heat Recovery Ventilator (HRV)
- Sump Pump
- 200 Amp Electrical Panel
- 60 Gallon Electric Hot Water Tank
- IKEA Kitchen Cabinets
- Engineered Hardwood Flooring Installed in 2024
- Waterproof Laminate Flooring in Basement Installed in 2024
- 2x Built-in Electric Fireplaces (Main Floor & Basement)
- Stucco Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- ICF Concrete Foundation
- Community Water & Sewer
- Property is Landscaped w/ Deck
- 16'x15' Upper Deck w/ Pressure Treated Wood, Railing, Solar Lighting, 2x Electrical Outlets
- 15'x30' Lower Deck w/ Canopy, Storage (Metal Ceiling) & 6x Electrical Outlets
- Beautifully Fenced Yard w/ No Back Door Neighbours!
- 13'x16' Fire Pit Area w/ Beach Rock
- 18'x18' Fenced Vegetable Garden
- Saskatoons, Raspberries, Choke Cherries, Ornamental Apple Tree, Poplar & Maple Trees
- Water Taps on East & West Side
- 8'x8' Shed w/ 12'x8' Screened-in Area - Could be Used as Dog Kennel