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9045 Road 82N
RM of Rockwood, MB

Peace, Privacy & Practical Living, Just Minutes from Stonewall!

Tucked away on 4.82 beautifully treed acres just ½ km off Highway 7, this inviting 1135 sq.ft. bi-level offers the perfect blend of functionality, comfort, and country charm. With 4 bedrooms, a fully finished basement, and a long list of thoughtful upgrades, this home is ideal for families or hobbyists alike. Enjoy the outdoors from the large multilevel deck, surrounded by a mature, sheltered yard dotted with fruit trees. A 32x24 workshop with an attached 8x32 cold storage area adds incredible value and versatility. Ample parking and peaceful privacy—just minutes from the conveniences of Stonewall!





INTRODUCING:
9045 Road 82N - RM of Rockwood, MB

\$429,900

1978

1,135 SQFT

4 BEDS

1 BATH

4.82 ACRES

GROSS: \$2,545.26
NET: \$1,494.55

ROOM FEATURES & DIMENSIONS:

Main	<u>Eat-in Kitchen</u> -Manitoba Maple Hardwood Flooring -Oak Cabinets -Large East Facing Window Over Dual Stainless Steel Sink (Sink & Tap New 2025) Overlooks Deck & Yard -Large North Facing Window	13.42 x 13.00
Main	<u>Living Room</u> -Laminate Flooring -Large Picture Window Facing South -Garden Door to Deck	22.33 x 13.25
Main	<u>Main Bathroom</u> -Laminate Flooring -Acrylic Tub/Shower	4 Piece
Main	<u>Primary Bedroom</u> -Laminate Flooring -Oversized Double Closet w/ Mirror Sliding Doors -South Facing Window	14.17 x 12.08
Main	<u>Bedroom #2</u> -Laminate Flooring -Single Closet -North Facing window	10.42 x 9.17
Main	<u>Bedroom #3</u> -Laminate Flooring -Single Closet -West Facing Window	10.57 x 7.58
Bsmt	<u>Bedroom #4</u> -Vinyl Plank Flooring -Window Does Not Meet Egress	11.92 x 11.83
Bsmt	<u>Hobby Room</u> -Vinyl Plank Flooring	10.50 x 8.33
Bsmt	<u>Laundry Room</u> -Vinyl Flooring -Sump Pit	9.33 x 8.75
Bsmt	<u>Rec. Room</u> -Waterproof Vinyl Plank Flooring (8 yrs)	17.17 x 12.58
Bsmt	<u>Utility Room</u> -Unfinished	12.92 x 13.67

Some Photos Are Virtually Staged To Showcase Potential Furniture Placement



HOME & PROPERTY FEATURES:

- Electric Baseboard Heat
 - Sump Pump
 - 200 Amp Electrical Panel
 - 33 Gallon Electric Hot Water Tank (2025)
 - Asphalt Shingles (2016)
 - Aluminum Soffits & Fascia
 - PVC & Wood Framed Windows
 - Fully Finished Basement
 - Concrete Foundation
 - Well Water
 - Holding Tank (New Pump in 2021), Ejector Seller Will Decommission Prior to Possession
 - 32' x 24' Detached Garage (Insulated, Vapor Barrier, Drywall, Concrete Floor, Power) + 8' x 32' Cold Storage (Concrete Floor)
 - New Metal Roof on Garage (2025)
 - New Carport Metal Ceiling (2025)
 - New Carport Concrete Pad (2025)
- New Kitchen Counter, Dual Stainless Sink & Tap in 2025
 - Bathroom Reno in 2022
 - Basement Doors in 2016
 - New Living Room Doors in 2025
 - New Living Room Flooring in 2025
 - Kitchen Floor Refinished in 2025
 - New Complete Interior Paint in 2025
 - Basement Flooring in 2015
 - New Basement Light Fixtures in 2025
 - Most PVC Windows New in 2015, Living Room Picture Window New in 2025
 - Property Features Fruit Trees; Cherries, Plums, Crab & Regular Apples, Saskatoons & Grapes
 - RV Parking Pad
 - Greenhouse Has Water

INCLUSIONS:

- Refrigerator (2023)
 - Stove (2023)
 - Dishwasher (2023)
 - Built-in OTR Microwave (2023)
- Washer
 - Dryer
 - Gazebo