

# 9 Centre Drive

## Stonewall, MB

**\$114,900 | 4 BEDS | 1 BATH | 1,180 SQFT | LOT FEE: \$532/mth**

**Affordable Living Just Minutes from Stonewall**



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This mobile home offers 4 bedrooms and 1,180 sq. ft. of space, this home is filled with natural light and designed for comfort. The large living room with east and south exposure overlooks a large sunny deck, while the newer oak kitchen with Pine ceiling features plenty of cupboards, counter space, pantry, lazy susan and a butcher block island. A spacious dining nook makes entertaining easy, and the updated 4-piece bath adds modern appeal. Outside, enjoy a good-sized yard with a fire pit, back deck, and storage shed. With appliances included and lot rent of just \$532/month (covering taxes, water, garbage, and snow removal), this is an affordable opportunity with features rarely found at this price.

## INCLUSIONS

- Refrigerator
- Stove
- Washer
- Dryer
- Window Coverings
- 2x Bar Stools
- Hood Fan
- Butcher Block Island
- Back Deck w/ Built-in BBQ
- Fire Pit
- Wood Pile
- 8'x8' Shed
- Vinyl Siding To Complete Trailer Skirting

# SPECIFICATIONS

- Style: Mobile
- Built: 1977
- Lot Rental Fee: \$532.00 per month

# MEASUREMENTS

**Front Porch: 5.00 x 8.00**

- Indoor/Outdoor Carpet
- Not Heated

**Eat-in Kitchen: 13.25 x 15.42**

- Vinyl Flooring & Pine Ceiling
- Oak Cabinets
- Butcher Block Island w/ Upper Pots & Pans Hanging Rack
- Lazy Susan
- Pantry

**Living Room: 13.08 x 17.33**

- Laminate Flooring
- East & South Facing PVC Windows Overlooking Side Deck

**Primary Bedroom: 11.50 x 10.17**

- Wall-to-Wall Carpet
- Double Closet
- West Facing Window

**4 Piece Bathroom: 7.33 x 6.83**

- Vinyl Flooring
- Towel Pantry
- Tile Backsplash Sink & Tub
- Medicine Cabinet

**Bedroom #2 (Addition): 7.42 x 11.42**

- Wall-to-Wall Carpet
- Wired Baseboard Heater
- South Facing PVC Window
- Single Closet

**Bedroom #3: 13.58 x 10.00**

- Wall-to-Wall Carpet
- North Facing PVC Window
- Vinyl Slider North
- Alcove for Closet (No Rod)

**Bedroom #4 (Addition): 14.67 x 7.42**

- Wall-to-Wall Carpet
- South Facing Window

**Laundry: 3.25 x 5.00**

- Laminate Flooring
- Upper Cabinets

# FEATURES

- Forced Air Electric Furnace
- Electric Baseboard for Additions
- 200 Amp Electrical Panel
- 60 Gallon Electric Hot Water Tank
- Vinyl & Smart Panel Exterior w/ Faux Brick/Stone Front
- Roof is 80% Metal & 20% Asphalt Shingles
- PVC & Vinyl Windows
- Community Water & Sewer
- Shaw Highspeed Internet
- Oak Kitchen Cabinets
- Laminate, Carpet & Vinyl Flooring (Newer Flooring in Kitchen & Living Room)
- Landscaped w/ 11.92' x 17.75' Front Deck Facing East & South
- Back Deck w/ Built-in BBQ
- 8'x8' Shed w/ Vinyl Siding & Asphalt Shingles
- Balance of Skirting Will Be Left
- Bendix Home Systems LTD.
- Manufactured in Lethbridge, AB
- Serial #: GEL 7014X2GKPD7046
- Original Trailer Size: 14'x70' (980 sq.ft.)
- Addition Size: 7'x30' (210 sq.ft.)
- Current Lot Rental: \$532/mth
- Subject to Trailer Park Approval. Allow 7-10 Business Days.
- No Dogs Over 25lbs Allowed