

# 6 Newcrest

## Stony Mountain, MB

**\$154,900 | 2 BEDS | 2 BATHS | 944 SQFT | LOT FEE: \$605**

**Bright & Spacious 2-Bed, 2-Bath Home in Stony Mountain**



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Welcome to this well-maintained 944 sq ft mobile home, built in 2010 and filled with natural light throughout. Featuring 2 spacious bedrooms and 2 full bathrooms - including an ensuite off the primary bedroom, this home offers comfort and functionality in a modern open-concept layout.

The living and dining spaces are bright and inviting, making entertaining or relaxing a breeze. Recent updates include new appliances and a fresh gravel driveway, giving you peace of mind and a move-in ready home.

Step outside to enjoy the beautiful fenced yard with two decks, two sheds, and a garden—perfect for outdoor living and storage.

Whether you're a first-time buyer or looking to downsize, this property offers the ideal blend of space, value, and low-maintenance living in the welcoming community of Stony Mountain.

## INCLUSIONS

- Refrigerator (2024)
- Stove
- Oven (2024)
- Dishwasher (2024)
- Microwave (2025)
- Hood Fan (2025)
- Washer
- Dryer
- Window Coverings
- Blinds
- Alarm
- 2x Sheds
- Starlink is Optional
- Google Home (2025)

# SPECIFICATIONS

- Style: 2 Mobile
- Built: 2010
- Size: 15'8" x 60'4"
- Lot Fee: \$605

# MEASUREMENTS

- Kitchen: 7.00 x 11.75**      **Dining Area: 8.00 x 9.08**      **Living Room: 15.17 x 14.42**
- Main Bathroom: 4 Piece**      **Primary Bedroom: 11.17 x 11.00**      **Ensuite Bathroom: 3 Piece**
- Bedroom #2: 12.00 x 9.33**

# FEATURES

- Forced Air Electric Furnace
- 200 Amp Electrical Panel
- 2x Window Mounted A/C Units
- 40 Gallon Electric Hot Water Tank
- Vinyl Exterior Finish
- Asphalt Shingles
- Aluminum Soffits & Fascia
- Carpet & Vinyl Flooring
- PVC Windows
- Community Water
- Community Sewer
- Deck #1: 12'x2'
- Deck #2: 6'x10'
- Shed #1: 8'x12'
- Shed #2: 6'x10'

# UPDATES

- Washer & Dryer 2 Years Old
- Deck 2 Years Old
- Shed 1 Year Old
- Garden 1 Year Old
- Fence 2 Years Old
- Window A/C 2 Years Old
- Window A/C 1 Year Old
- 2x New Doors 6 Months Old
- Eavestroughs & Downspouts 2 Years Old
- Driveway Gravel 1 Year Old

