

# 9 Gray Street

## Stonewall, MB

**\$449,900 | 5 BEDS | 3 BATHS | 1,274 SQFT | LOT SIZE: 75' x 122'**

**Spacious Family Bungalow in a Great Neighbourhood!**



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Welcome to this inviting 5-bedroom, 3-bathroom bungalow offering 1,274 sq.ft. of comfortable living space. Nestled on a lovely street with wonderful neighbours, this home is perfect for families looking for both space and community. Step inside to find bright, spacious rooms filled with natural light and a functional layout designed for everyday living. The fully finished basement adds even more room for family time, hobbies, or entertaining. Outside, enjoy a large yard ideal for kids, pets, or summer gatherings, plus a double detached garage for parking and storage. Some great upgrades to this home include: Central A/C, PVC windows, Cultured Stone exterior, reverse osmosis water system, hardwood floors and private fire pit! Appliances are included, making this home move-in ready. A fantastic opportunity for anyone seeking a welcoming home in a great location!

## INCLUSIONS

- Refrigerator
- Washer
- Reverse Osmosis
- Garage Door Opener
- Stove
- Dryer
- Window Coverings
- & Remote
- Dishwasher
- Water Softener
- Blinds
- Shed

# SPECIFICATIONS

- Style: Bungalow
- Built: 1990
- Taxes: \$3,399.15

# MEASUREMENTS

Eat-in Kitchen: 18.42 x 11.67

Living Room: 20.58 x 12.92

Main Bathroom: 4 Piece

Primary Bedroom: 11.58 x 12.00

Ensuite Bathroom: 3 Piece

Bedroom #2: 11.50 x 11.00

Bedroom #3: 11.58 x 10.33

Bedroom #4: 15.25 x 10.58

Bedroom #5: 9.75 x 11.67

Laundry: 14.33 x 9.17

Rec. Room: 28.58 x 12.83

Bathroom: 3 Piece

# FEATURES

- Forced Air Electric Furnace
- 200 Amp Electrical Panel
- Sump Pump
- Central A/C
- Digital Water Softener
- Central Vacuum (as-is condition)
- Cultured Stone & Hardie Board Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Fully Finished Basement
- Community Water & Sewer
- Reverse Osmosis
- Pine Kitchen Cabinets
- Hardwood, Carpet & Tile Flooring
- 24' x 26' Double Detached Garage (Vinyl Siding)
- 12' x 12' Rear Deck
- 22' x 5' Front Porch

