



3-73007 Road 11E

Stony Mountain, MB

\$199,900 | 3 BEDS | 2 BATHS | 1,520 SQFT | LOT SIZE: 50' x 107'

Easy Living on the Edge of Town



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Custom built in 2009 by Grandeur, this 1,520 sq.ft., 3-bedroom modular home offers a bright, open floor plan designed for comfortable, low-maintenance living. The oak eat-in kitchen features skylights and a corner pantry, while the spacious primary bedroom includes a 4-piece ensuite and walk-in closet.

Additional highlights include central air, forced-air electric furnace, water softener, all appliances included, and maintenance-free vinyl siding, soffits, and fascia. Step outside to a 40-ft multi-level deck with aluminum canopy, overlooking a nicely treed yard with a fenced area and shed.

Located on the east edge of Stony Mountain in New Crest Mobile Home Park. Monthly lot fee includes taxes, water, sewer, and snow removal—making this an excellent option for easy, carefree living.

INCLUSIONS

- Refrigerator
- Dishwasher
- Dryer
- Window Coverings
- Shed
- Stove
- Washer
- Water Softener
- Blinds

SPECIFICATIONS

- Style: Mobile Home
- Built: 2009
- Lot Fee: \$616.31 (Current)
- \$630.52 (April 1, 2026)
- \$621.06 (Jan 1, 2026)

MEASUREMENTS

Kitchen: 18.25 x 15.08

- Vinyl Flooring
- Skylight
- North & South Facing Windows
- Vaulted Ceiling
- Corner Pantry

Living Room: 18.25 x 12.33

- Laminate Flooring
- South Facing Picture Window
- Vaulted Ceiling

Main Bathroom: 4 Piece

- Vinyl Flooring

Primary Bedroom: 13.00 x 11.50

- Wall-to-Wall Carpet
- Walk-in Closet

Ensuite Bathroom: 4 Piece

- Vinyl Flooring
- 4ft Vanity
- East Facing Window
- Towel Pantry

Bedroom #2: 9.25 x 7.17

- Laminate Flooring
- North Facing Window
- Double Closet

Bedroom #3: 18.33 x 17.08

- Laminate Flooring
- French Doors
- West Facing Windows
- Double Closet

Laundry Room: 6.00 x 5.00

- Stacking Front Load Washer & Dryer
- Access to Furnace & Hot Water Tank
- Door to Deck

FEATURES

- Forced Air Electric Furnace
- Central Air Conditioning
- 200 Amp Electrical Panel
- Hydro Average: \$155/mth
- 33 Gallon Electric Hot Water Tank
- Digital Water Softener
- Vinyl Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Crawlspace
- Community Water & Sewer
- Laminate, Carpet & Vinyl Flooring
- 40' x 8' Multi-Level Deck with Canopy
- Fenced & Treed
- 12' x 10' Shed
- 2009 Grandeur Mobile Home
- Serial # 09Z40L1579
- CSA # 42186
- Park Management Approval is Required and Takes 7-14 Days.
- Hillcrest Mobile Home Park - Pillar Management
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