



MATT MCKILLOP
REALTOR®

1 Prairie Gate South

Balmoral, MB

\$489,500 | 4 BEDS | 3 BATHS | 1420 SQFT | LOT: 88' x 144'

Discover Contemporary Comfort!



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Discover Contemporary Comfort in this immaculate 4-bedroom, 3-bathroom bi-level home, built in 2021 & nestled in the heart of Balmoral. Boasting 1420 sqft of well-designed living space, including a fully finished basement, this Home offers the perfect blend of style and functionality for the whole family. Inside, an open concept layout welcomes you with abundant natural light, Real wood burning fireplace, sleek finishes, and modern fixtures throughout. The gourmet kitchen, equipped with stainless steel appliances, walk-in pantry and a functional seated island, seamlessly connects to the spacious living area, creating an ideal space for entertaining or relaxing. Step outside to enjoy the fenced backyard with a 2-tier deck and located in the convenience of nearby amenities, schools, and parks. This entire property has been completely landscaped and fenced for pets and privacy! Don't miss your chance to call this modern retreat home!

INCLUSIONS

- Refrigerator
- Stove
- Dishwasher
- Built-in Microwave
- Washer
- Dryer
- Window Coverings
- Blinds
- Shed
- Garage Door Opener + Remote



SPECIFICATIONS

- Style: Bi-Level
- Built: 2021
- Taxes: \$2,560.96

MEASUREMENTS

<u><i>Kitchen: 12.42 x 13.17</i></u>	<u><i>Dining Room: 7.17 x 12.17</i></u>	<u><i>Living Room: 18.58 x 20.00</i></u>
<u><i>Primary Bedroom: 11.58 x 12.00</i></u>	<u><i>Ensuite Bathroom: 4 Piece</i></u>	<u><i>Bedroom #2: 10.33 x 12.00</i></u>
<u><i>Bedroom #3: 8.67 x 10.83</i></u>	<u><i>Bathroom: 4 Piece</i></u>	<u><i>Bedroom #4: 16.42 x 17.83</i></u>
<u><i>Family Room #4: 9.08 x 17.83</i></u>	<u><i>Bathroom: 4 Piece</i></u>	<u><i>Utility Room: 13.25 x 12.17</i></u>

FEATURES

- Forced Air Electric Furnace
- Lifebreath HRV
- Sump Pump
- 200 Amp Electrical Panel
- Central A/C
- 40 Gal. Electric Hot Water Tank
- Vinyl & Stone Exterior Finish
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Fully Finished Basement
- ICF Concrete Foundation w/ Structural Wood Floor
- Community Sewer & Water
- Wood Burning Fireplace w/ Glass Door & Tile
- Vinyl Plank Flooring
- 24' x 22' Double Attached Garage
- 10' x 20' Upper Deck
- 8'x12' Lower Deck
- Shed
- Main Floor Laundry
- Walk-in Pantry
- Fenced Back Yard
- LED Pot Lights
- Hydro Budget: \$200/mth

