

8 Birch Street

Stonewall, MB

\$299,900 | 4 BEDS | 2 BATHS | 1,520 SQFT | LOT FEE: \$589/mth

Spacious Family-Ready Living



alyciadawson@remaxinterlake.ca | 204-461-3225 | www.remaxinterlake.ca

Beautifully maintained 2010 Grandeur mobile home offering 1,520 sqft of bright, open-concept living. This spacious home features 4 bedrooms and 2 full bathrooms, making it ideal for growing families or those looking to downsize without sacrificing space.

Step outside to enjoy a fully fenced in patio 16' x 24' and bonfire pit area—perfect for entertaining or relaxing evenings. The property also includes a single detached garage 14x28, an 8' x 20' dog run, and thoughtfully maintained vegetable and perennial gardens. Under the mobile home it is fully insulated and pipes are heat tape traced.

The monthly lot fees are \$589 this includes: water bill, property tax, bi weekly sewer pump out, garbage pick up and snow removal. Located in a great area just minutes from town, this home offers the perfect balance of peaceful living and convenience.

Whether you're raising a family or looking for a comfortable retirement space with room for visiting grandkids, this property checks all the boxes.

INCLUSIONS

- Refrigerator
- Stove
- Hood Fan
- Dishwasher
- Microwave
- Window Coverings
- Blinds
- Reverse Osmosis

EXCLUSIONS

- Washer
- Dryer

SPECIFICATIONS

- Style: Mobile Home
- Built: 2010
- Lot Fee: \$589/mth

MEASUREMENTS

Eat-In Kitchen: 9.92 x 12.92

- Stainless Steel Appliances
- Walk-in Pantry

Dining Room: 7.67 x 12.25

Living Room: 11.75 x 18.00

Main Bathroom: 4 Piece

Primary Bedroom: 13.50 x 12.67

Ensuite Bathroom: 3 Piece

- Carpet
- Walk-in Closet

Bedroom #2: 9.25 x 8.58

- Carpet
- Single Closet

Bedroom #3: 9.25 x 8.58

- Carpet
- Single Closet

Bedroom #4: 8.25 x 19.75

- Carpet
- Walk-in Closet

Laundry Room: 10.00 x 2.92

FEATURES

- Grandeur Mobile Home
- Heated by Forced Air Electric Furnace
- 200 Amp Electrical Panel
- Central Air Conditioning
- Digital Water Softener
- Vinyl Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Gravel Post Foundation
- Community Water
- Reverse Osmosis
- Septic Holding Tank (Pumped Bi-Weekly)
- Oak Kitchen Cabinets
- Vinyl & Carpet Flooring (2019)
- 14' x 28' Single Detached Garage (w/ Storage Shelving)
- Two 50 sq.ft. Decks
- Vegetable Garden
- Perennial Garden
- Partial Fencing
- 8' x 20' Dog Run
- 16' x 24' Patio w/ Bonfire Pit Area
- Insulated Water Pipes w/ Heat Trace
- Insulated Crawlspace
- Nest Home w/ Alarm
- Ceiling Fan
- Smoke Alarm
- Lot Fee Includes:
 - Snow Removal
 - Garbage
 - Septic Pump-Out Every 2 Weeks
 - Water