



MATT MCKILLOP
REALTOR®

84062 Road 4E

Balmoral, MB

\$524,900 | 3+ BEDS | 2 BATHS | 1,171 SQ FT | LOT: 9.09 ACRES

Private Acreage Living



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Escape to your own private slice of country living with this well-equipped 9.09-acre hobby farm. This 1,171 sq ft home offers a fully finished basement, 3+ bedrooms and 2 full bathrooms, providing comfortable living surrounded by a beautifully mature treed yard site for added privacy and charm.

The property is fully set up for rural life, featuring a fully insulated and heated triple detached garage with 220V power—perfect for projects, storage, or a workshop. Outbuildings include a 40'x50' machine shed, 24'x32' machine shed, 20'x20' barn, 24'x30' hay shelter, corrals, and ample additional storage, making it ideal for hobby farming, animals, or equipment.

Whether you're looking to start a hobby farm or simply enjoy peaceful country living with room to grow, this property offers the space, functionality, and privacy to make it your own.

INCLUSIONS

- Refrigerator
- Washer
- Blinds
- Stove
- Dryer
- Dishwasher
- Window Coverings



SPECIFICATIONS

- Style: Bungalow
- Built: 1968
- Gross Taxes: \$1,549.98

MEASUREMENTS ——— MAIN FLOOR

Kitchen: 11.58 x 12.75

Dining Room: 9.08 x 12.00

Living Room: 14.08 x 17.58

Main Bathroom: 4 Piece

Primary Bedroom: 19.50 x 9.25

Bedroom #2: 11.58 x 9.58

Bathroom: 3 Piece

Gazebo: 17.67 x 10.75

————— BASEMENT

Rec Room: 26.00 x 11.83

Hobby Room: 11.75 x 11.83

Office: 11.67 x 10.83

FEATURES

- Heated by electric baseboard
- Sump pump
- 200 amp electrical panel
- 40 gallon electric hot water tank
- Digital water softener
- Wood siding
- Asphalt shingles
- Aluminum soffits & fascia
- PVC windows
- Fully finished basement
- Concrete foundation
- Well water
- Septic tank
- Wood stove
- Hickory kitchen cabinets
- Carpet & vinyl flooring
- Basement bedroom window doesn't meet egress
- 24' x 35' triple detached garage
 - Vinyl siding
 - Asphalt shingles
 - Fully insulated
 - In-floor heat
 - PVC windows
 - Garage door opener
 - 220v power
- 40' x 50' large metal clad machine shed
- 24' x 32' metal clad storage shed w/ corrals
- 24' x 30' hay shelter
- 20' x 20' old barn for storage
- Good section of hay land as part of property

