



498 9th Avenue South

Stonewall, MB

\$579,900 | 5 BEDS | 3 BATHS | 1,532 SQ FT | LOT SIZE: 80' x 195'

The Space Your Family Has Been Looking For



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Designed for gathering, entertaining, and everyday family living, this beautifully maintained 1,532 sqft bungalow offers an exceptional amount of space both inside and out.

The stunning kitchen is truly the heart of the home, featuring a massive island, quartz countertops, extensive cabinetry, built-in appliances, and a dedicated coffee bar with beverage fridge.

The open-concept design flows effortlessly into the spacious dining area and inviting family room, creating the perfect setting for everything from busy mornings to holiday celebrations.

Offering 5 bedrooms, 3 bathrooms, a partially finished lower level with endless potential, and a large fenced backyard with an expansive deck, this home provides the space, comfort, and flexibility today's families are looking for.

INCLUSIONS

- Refrigerator
- Stove
- Dishwasher
- Built-in Microwave
- Washer
- Dryer
- Water Softener
- Reverse Osmosis
- Central Vacuum & Attachments
- Window Coverings
- Blinds
- Shed
- Garage Door Openers & Remotes
 - *Curtains in living room & bedrooms excluded*

SPECIFICATIONS

- Style: Bungalow
- Age: 2002
- Gross Taxes: \$5,052.25
- Net Taxes: \$3,552.25

MEASUREMENTS ——— MAIN FLOOR

Kitchen: 14.92 x 16.17

- Luxury Vinyl Tile Flooring
- Quartz Countertops
- 6'9" Island w/ Double Sink & Hot Water Tap
- 6ft Coffee Bar w/ Stainless Steel Sink & Built-in Wine/Drink Fridge
- Upper Cabinets Over Coffee Bar
- Pot Lighting
- Built-in Double Ovens
- Stove Top
- Built-in Dishwasher
- Several Drawers
- Walk-in Pantry
- Garburator

Primary Bedroom: 13.00 x 11.92

- Hardwood Flooring
- Dual Closet w/ Built-in Organizers
- Two South Facing Windows w/ Blinds

Dining Room: 10.75 x 10.67

- Hardwood Flooring
- Alcove for Cabinet
- West Facing Window
- Open to Living Room

Eating Room: 14.92 x 13.83

- Luxury Vinyl Tile Flooring
- Off Kitchen
- Gas Fireplace w/ Brick Hearth and Mantle
- Pot Lighting
- PVC Patio Doors to Large 19'x20' Deck
- Large South Facing Window
- East Facing Transom Window

Ensuite Bathroom: 7.17 x 5.67

- Ceramic Tile Flooring
- Tile Back Splash
- Air Tub
- Oak Vanity

Sunken Front Foyer

- Luxury Vinyl Tile Flooring
- Two Closets
- Access to Garage
- Central Vac Dust Pan

Living Room: 14.67 x 11.83

- Hardwood Flooring
- Tray Ceiling
- Pot Lighting
- North Facing Window w/ Opener & Blinds

Main Bathroom: 7.33 x 7.25

- Ceramic Tile Flooring
- 1 Piece Tub
- Newer Vanity w/ 2 Large Drawers
- Laminate Countertop
- Vessel Sink
- Fan w/ Timer

Bedroom #2: 10.25 x 9.92

- Hardwood Flooring
- West Facing Window w/ Blinds
- Ceiling Light

Bedroom #3: 10.00 x 10.25

- Hardwood Flooring

————— BASEMENT

Bedroom #4: 14.08 x 14.08

- Concrete Floor
- Boarded, Ready for Tape
- Large Area Ready for Walk-in Closet
- Egress Window Facing West

Rec. Room: 44.67 x 15.17

- Concrete Floor

Bedroom #5: 11.08 x 8.50

- Concrete Floor
- Pot Lighting
- Egress Window Facing South

Bathroom: 3 Piece

- Angled 2 Piece Shower
- Boarded, Ready for Tape
- Vanity w/ 2 Drawers

Laundry Room: 11.17 x 11.00

- Concrete Floor
- Boarded, Ready for Taping
- Utility Sink
- Kenmore Steam Washer
- Kenmore Steam Dryer
- Water Softener
- Hot Water Tank
- High Efficiency Furnace

FEATURES

- Forced Air High Efficiency Gas Furnace
- H.R.V. (2018)
- 200 Amp Electrical Panel
- Hydro Budget: \$217/mth, Gas Budget: \$53/mth
- Electric Hot Water Tank (Newer, 2-3 Yrs Old)
- Reverse Osmosis (2016)
- Water Softener
- VacuFlo Central Vacuum w/ Beater Bar & Dust Pan at Front Entrance
- Hardwood and Luxury Tile Flooring
- Gas Fireplace w/ Brick Hearth & Mantle
- Brick and Stucco Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Concrete Foundation
- Community Water & Sewer
- Attic Insulation Upgraded
- Natural Gas Hookup for BBQ
- Newer Kitchen, Flooring (2016), Windows (2025) and Rear Door
- Property is Fenced and Landscaped w/ 19' x 20' Deck
- 26' x 20' Double Attached Garage
 - Insulated
 - Vapour Barrier
 - Boarded
 - Drywall
 - 2 Openers, 2 Remotes
- 12' x 10' Shed

