



MATT MCKILLOP
REALTOR®

5 Lions Way

Stonewall, MB

\$434,900 | 3 BEDS | 2 BATHS | 1,185 SQ FT | LOT SIZE: 98' x 142'

Bright, Spacious, Move-in Ready!



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Welcome home to this bright and spacious 1,185 sqft bungalow offering 3 bedrooms and 2 bathrooms in a fantastic location close to schools, the hospital, and all of the town's amenities within walking distance! The welcoming main floor features a huge living room window that fills the home with natural light, functional main floor laundry, and an inviting layout perfect for everyday living.

The fully finished rec room is ideal for entertaining with a cultured stone dry bar, electric fireplace with mantle, and plenty of room to relax with family and friends. Step outside to enjoy the fully fenced backyard complete with a 20' x 12' deck – perfect for summer BBQs and outdoor gatherings.

The double detached insulated garage includes an electrical subpanel plus extra storage space, while the asphalt driveway provides plenty of parking. This move-in-ready home is an excellent opportunity for families, first-time buyers, or anyone looking for comfort, space, and convenience!

INCLUSIONS

- Refrigerator
- Stove
- Built-in Microwave
- Window Coverings
- Blinds



SPECIFICATIONS

- Style: Bungalow
- Built: 1974
- Gross Taxes: \$2,567.94

MEASUREMENTS ——— MAIN FLOOR

Kitchen: 16.25 x 14.50

Living Room: 21.00 x 11.58

Office: 7.17 x 6.50

Primary Bedroom: 12.17 x 12.42

- Custom Ikea Walk-in Closet

Bedroom #2: 12.42 x 9.83

- Single Closet

Main Bathroom: 3 Piece

- Space for Washer/Dryer Stack

Mudroom: 6.58 x 12.25

————— BASEMENT

Rec Room: 26.00 x 11.58

Wet Bar: 11.33 x 10.83

Guest Room: 14.75 x 10.50

Laundry Room: 5.83 x 13.92

- Laundry Basin

Bathroom: 3 Piece

FEATURES

- Forced Air Electric Furnace
- Sump Pump
- 200 Amp Electrical Panel
- Central A/C
- 40 Gallon Electric Hot Water Tank (New 2026)
- Digital Water Softener
- Wood Siding and Stucco Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC & Wood Framed Windows
- Fully Finished Basement
 - Cultured Stone Dry Bar
 - Cultured Stone Electric Fireplace & Mantle
- Concrete Foundation
- Community Water & Sewer
- Maple Kitchen Cabinets
- 22' x 26' Double Detached Garage
 - Insulated
 - Subpanel
 - Extra Storage Area
- Property is Landscaped
 - 20' x 12' Deck
 - Fenced (PVC)
 - Vegetable Garden

Photo is virtually staged

