



MATT MCKILLOP
REALTOR®

9 French Street

Stony Mountain, MB

\$374,900 | 3 BEDS | 1 BATH | 980 SQ FT | LOT SIZE: 100' x 125'

Move-In Ready Bungalow on a Spacious Lot



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Welcome to this beautifully maintained 980 sq. ft. bungalow nestled on a generous 100' x 125' lot in the welcoming community of Stony Mountain. Offering 3 bedrooms, 1 updated 4-piece bathroom, and a bright, functional layout, this move-in ready home is perfect for first-time buyers, downsizers, or growing families alike.

The inviting eat-in kitchen offers plenty of cabinetry and workspace, while the spacious living room is filled with natural light thanks to the large front window. Hardwood flooring flows through the main living areas and bedrooms, creating warmth and character throughout.

Step outside and enjoy the large 14' x 16' wrap-around deck, ideal for entertaining or relaxing while overlooking the expansive backyard. The oversized lot provides plenty of room for kids, pets, gardening, or future outdoor projects. A 26' x 24' detached double garage with garage door opener and a storage shed add excellent functionality.

Additional features include PVC windows, central air conditioning, 200-amp electrical service, municipal water and sewer, fibre internet availability, a crawl space with concrete foundation, and numerous updates including roof shingles and windows. All major appliances are included, making this a truly turnkey opportunity.

Located in a quiet, family-friendly community with a K-8 school nearby and an easy commute to Winnipeg, this charming property is one you won't want to miss!

INCLUSIONS

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

SPECIFICATIONS

- Style: Bungalow
- Age: Older
- Gross Taxes: \$2,430.52

MEASUREMENTS

Eat-in Kitchen: 14.00 x 10.58

Living Room: 16.25 x 13.08

Main Bath: 4 Piece

Primary Bedroom: 9.83 x 10.83

Bedroom #2: 8.67 x 10.50

Bedroom #2: 7.17 x 10.83

FEATURES

- Forced air electric furnace
- Heat recovery ventilator (HRV)
- 200 amp electrical panel
- Central air conditioning
- 40 gallon electric hot water tank
- Maple kitchen cabinets
- Hardwood and vinyl flooring
- Crawlspace
- Aluminum exterior
- Asphalt shingles
- Concrete foundation
- Community water
- Useable well on property
- Community sewer
- Fibre highspeed internet
- 26' x 24' double detached garage
- 14' x 16' wrap-around deck
- Windows and roof remodelled



*interior photos have been digitally altered

The information on this feature sheet is from sources deemed reliable, however no responsibility is assumed for the accuracy of this information.