

O177E Road 88N

Balmoral, MB

\$534,900 | 4 BEDS | 2 BATHS | 1,530 SQFT | LOT SIZE: 300 ACRES

Incredible 320-Acre Property Just Outside Balmoral.



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The spacious 1,530 sqft home features 4 bedrooms and 2 bathrooms. The open-concept main living area is filled with natural light thanks to large windows and a kitchen skylight. A wood stove adds extra country charm to the generous living room, while the kitchen offers plenty of cabinetry, an island with seating and included appliances.

The oversized primary bedroom features a large private ensuite & walk-in closet. All 4 bedrooms offer impressive space, making this home ideal for families, guests or a home office. Numerous recent updates in 2026 include; Main floor: doors, trim, paint, flooring, light fixtures, bar fridge, fridge, stove, & dishwasher. Basement: drywall, mud, tape, mechanical room & 2 finished bedrooms.

Exterior: Deck staining, gravel, soffits & fascia. Outside, the true showstopper is the land, offering an incredible combination of privacy, trees and open space. 40 acres of hay-land (with own approach), 10 acre homestead and the remainder is bush & wetland. A hunters dream in your own backyard. All furnishings & equipment are negotiable.

INCLUSIONS

- Refrigerator
 - Stove
 - Microwave
- Freezer
 - Washer
 - Dryer
- Water Softener
 - Central Vac. & Att.
 - Blinds
- Sheds
 - Bar Fridge
 - Desk
- Bar Stool
 - Hot Tub
- Negotiable: Furniture & Lawn Mower*

SPECIFICATIONS

- Style: Bungalow
- Built: 2004
- Gross Taxes: \$2,985.58

MEASUREMENTS

MAIN

<u>Eat-in Kitchen: 10.50 x 11.33</u>	<u>Dining: 10.42 x 10.00</u> • Patio Door Deck Access	<u>Living Room: 20.25 x 14.83</u>
<u>Primary Bedroom: 13.92 x 12.33</u> • Walk-in Closet	<u>4 Piece Bathroom</u>	<u>Bedroom 2/Office: 11.83 x 14.17</u> • Double Closet
<u>3 Piece Ensuite Bathroom</u> • New Vinyl Plank Flooring & Trim (2026)	<u>Laundry Room: 6.33 x 11.75</u> • Access to Small Deck - Backyard	

BASEMENT

<u>Rec. Room: 20.92 x 13.75</u> • Partially Finished	<u>Bedroom 3 : 9.42 x 15.17</u> • Foam Tile Floor	<u>Bedroom 4 : 14.00 x 13.33</u> • Foam Tile Floor • Double Closet
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FEATURES

- Forced Air Electric Furnace
 - H.R.V.
 - Sump Pump
 - Backwater Valve
 - 200 Amp Electrical Panel
 - 270 Litre Electric Hot Water Tank
 - Digital Water Softener
 - Vinyl Exterior
 - Asphalt Shingles
 - Aluminum Soffits & Fascia (2026)
 - PVC Windows
 - Full - Partially Finished Basement
 - Well Water
 - Septic Tank
 - Starlink Internet
 - Telus Security (If Wanted)
 - Wood Burning Fireplace
 - Carpet & Vinyl Flooring
 - Gravel Driveway
- Property is Private and Landscaped w/ 6'12" x 12' Back Deck
 - New Doors on Main Floor (2026)
 - New Light Fixtures (2026)
 - Kitchen
 - Dining
 - Living
 - New Main Floor & Basement Paint (2026)
 - New Trim on Main Floor (2026)
 - New Vinyl Plank Flooring on Main Area (2026)
 - New Refrigerator (2025)
 - New Stove (2026)
 - New Dishwasher (2023)
 - New Bar Fridge (2025)
 - Decks Staining (2026)
 - New Kitchen Sink Faucet (2026)
 - New Barn Doors for Ensuite Bathroom (2026)