

72140 Fulsher Road

Stony Mountain, MB

\$349,900 | 2 BEDS | 2 BATHS | 1,481 SQ FT | LOT SIZE: 37.08 ACRES

Private 37+ Acre Retreat with Shop, Sheds & Space to Roam



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Enjoy peaceful country living on 37.08 private acres only miles north of the Perimeter with this spacious 1,481 sq. ft. mobile home featuring 2 bedrooms and 2 bathrooms. Inside, you'll find generously sized rooms with enough space to turn this home into 3 bedrooms. Plus, large bright windows and a comfortable layout filled with natural light. Recent exterior siding adds a fresh, updated look, while included appliances make moving in easy.

Step outside and enjoy two decks—an impressive 18' x 25' deck and an additional 12' x 12' deck—perfect for relaxing, entertaining or taking in the surrounding countryside. The property also includes a 12' x 15' shed, a 12'6" x 12' barn-style shed with windows and an overhead door, plus a 24' x 24' shop with a concrete pad and overhead door. With a private yard, useful outbuildings and plenty of land to explore, this acreage offers the space and freedom you've been looking for.

INCLUSIONS

- Refrigerator
- Dishwasher
- Water Softener
- Window Coverings
- Stove
- Built-in Microwave
- Blinds
- Sheds

SPECIFICATIONS

- Style: Mobile Home
- Age: 2011
- Gross Taxes: \$2,538.31 (2025)

MEASUREMENTS

Eat-in Kitchen: 14.50 x 12.00

Living Room: 14.08 x 14.50

Main Bath: 4 Piece

Primary Bedroom: 11.58 x 14.50

Bedroom #2: 8.92 x 19.83

Mud Room: 19.50 x 11.58

Ensuite Bathroom: 3 Piece

FEATURES

- Forced air electric furnace
- 200 amp electrical panel
- Central A/C
- 40 gallon electric hot water tank
- Water softener
- Well water (150ft deep)
- Septic holding tank
- Brand new exterior siding in 2023
- Asphalt shingles
- Aluminum soffits & fascia
- PVC windows
- Crawlspace
- Preserved wood blocking/foundation
- Maple kitchen cabinets
- New sink garburator in 2025
- Laminate and carpet flooring
- Property is private
- 18' x 25' deck
- 12' x 12' deck
- 12' x 16' shed
- 12.6' x 12" barn-style shed
 - Overhead door
 - Windows
- 24' x 24' shop
 - Concrete pad
 - Overhead door

