

99 Dufferin Drive

Stony Mountain, MB

\$399,900 | 4 BEDS | 2 BATHS | 1,180 SQFT | LOT SIZE: 134' x 66'

Spacious 3-Level Home on a Large Corner Lot



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Nestled in the quiet community of Stony Mountain, this spacious 1,180 SqFt three-level home offers comfort, functionality, and exceptional outdoor space. Situated on a generous 134' x 66' corner lot, this property features stunning perennial and vegetable gardens, mature landscaping, and a fully fenced backyard perfect for families and entertaining.

Step inside to discover a bright and inviting layout with large windows that flood the home with natural light. The spacious kitchen boasts beautiful oak cabinetry, ample storage, and comes complete with included appliances. The fully finished basement provides additional living space ideal for a recreation room, home office, or family area, while the massive crawlspace offers incredible storage options.

Outside, enjoy summer evenings on the 15' x 12' deck overlooking the beautifully landscaped yard. Completing this fantastic property is a 24' x 24' double attached garage, offering plenty of room for vehicles, tools, and hobbies. A wonderful opportunity to enjoy small-town living with generous indoor and outdoor space in sought-after Stony Mountain!

INCLUSIONS

- Refrigerator
- Washer
- Blinds
- Garage Door Openers & Remotes
- Stove
- Dryer
- 2nd Refrigerator
- Built-in Microwave
- Window Coverings
- Basement Sectional

SPECIFICATIONS

- Style: 3 Level
- Built: 1985
- Gross Taxes: \$2,802.66

MEASUREMENTS ————— MAIN —————

Kitchen: 10.17 x 9.33

Dining: 10.17 x 8.42

Living Room: 11.83 x 17.75

————— 2nd FLOOR —————

Primary Bedroom: 12.33 x 10.92

- Double Closet
- Carpet Flooring

3 Piece Ensuite Bathroom

4 Piece Bathroom

Bedroom 2: 7.75 x 14.00

- Double Closet

Bedroom 3: 10.50 x 9.50

- Double Closet

————— BASEMENT —————

Rec. Room: 15.50 x 19.83

- Vinyl Flooring
- Drywall Ceiling

Laundry Room: 8.67 x 9.00

Crawlspace: 24.75 x 19.08

Bedroom 4 : 8.58 x 9.83

- Wall Unit

FEATURES —————

- Corner lot
- Forced air electric furnace
- AC split unit
- Sump pump
- 200 amp electrical panel
- 30 gallon electric hot water tank
- Asphalt shingles
- Aluminum soffits & fascia
- Fully finished basement
- Preserved wood foundation
- Polar windows (10 year)
- Exterior doors (2 year)
- Community water & sewer
- Oak kitchen cabinets
- Laminate, tile (2024) and carpet flooring
- 24' x 24' double attached garage
- 15' x 12' deck
- Property is fenced
- Vegetable and perennial gardens
- Fenced vegetable garden

