

1 West Drive

Stonewall, MB

\$232,900 | 3 BEDS | 2 BATHS | 1,220 SQFT | LOT FEE: \$543/MTH

Spacious Mobile Home on Oversized Treed Lot



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Welcome to this charming 3-bedroom, 2-bathroom mobile home nestled on a well-treed oversized lot in a serene setting close to town. Built in 2015, this 1220 sqft home features a modern kitchen, cozy living spaces, and ample natural light throughout. Enjoy the convenience of a 12'x24' single detached heated garage with electrical service, multiple driveways for extra parking, and easy access to local amenities.

Call today and setup your own private tour!

INCLUSIONS

- Refrigerator
- Stove
- Dishwasher
- Built-in Microwave
- Washer
- Dryer
- Window Coverings
- Blinds

SPECIFICATIONS

- Style: Mobile Home
- Built: 2015
- Lot Fee: \$543/mth- (Includes Snow Removal, Water, Garbage Pickup and Taxes)

MEASUREMENTS ————— MAIN FLOOR —————

Eat-in Kitchen: 13.83 x 14.33

Living Room: 14.33 x 13.33

Main Bathroom: 4 Piece

Primary Bedroom: 14.33 x 11.58

Ensuite Bathroom: 4 Piece

Bedroom #2: 12.00 x 9.83

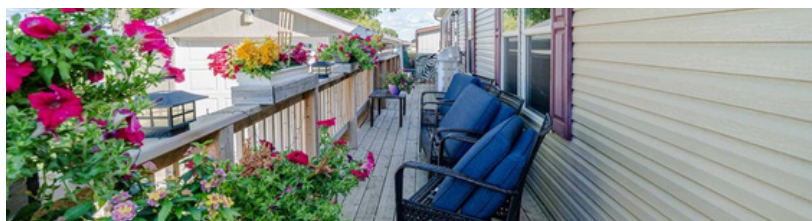
Bedroom #3: 10.50 x 8.25

FEATURES

Friendship Homes on MN - Model # 14344XL

- Serial # 37119V
- Certification: CSA # MD-12523/06-14521
- Forced Air Electric Furnace
- Venmar H.R.V.
- Hydro Budget: \$150/mth
- 200 Amp Electrical Panel
- Central A/C
- 60 Gallon Electric Hot Water Tank
- Vinyl Exterior
- Asphalt Shingles
- Aluminum Soffits and Fascia
- PVC Windows
- Crawlspace
- Community Water & Sewer
- Shaw High Speed Internet
- Carpet & Vinyl Flooring

- 12' x 24' Single Detached Garage
 - Insulated
 - Vapour Barrier
 - Heated
 - 60 Amp Electrical Service
- Property is Landscaped on Treed Oversized Lot w/ 45' x 6' Deck, Vegetable Garden
- 2025 Upgrades:
 - Flooring
 - Baseboards
 - Faucets
 - Custom Island
 - Backsplash
 - Dishwasher
 - Stove
 - Kitchen Sink
- 2026 Upgrades:
 - Hot Water Tank
 - Washing Machine



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