



8 Carol Street

Stony Mountain, MB

\$499,900 | 3 BEDS | 2 BATHS | 1,844 SQ FT | LOT SIZE: ½ ACRE

SPRAWLING RANCH BUNGALOW ON HALF AN ACRE



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Space, comfort and outdoor living come together in this impressive 1,844 sq. ft. ranch bungalow in Stony Mountain. Set on a fully fenced half-acre lot with 132 feet of frontage, this move-in-ready home offers three exceptionally spacious bedrooms and two full bathrooms, including a private three-piece ensuite.

At the heart of the home is a large island kitchen with seating, abundant cabinetry and generous counter space. The open design flows into an expansive dining area and a welcoming living room anchored by a floor-to-ceiling brick gas fireplace.

Step outside to enjoy the sunrise from the large 22-foot tiered deck with pergola, or relax on the front deck and watch the evening sunset. The concrete side driveway provides convenient parking for an RV or boat, while the oversized 27' x 24' attached garage is insulated and drywalled. A well provides a practical water source for the sprinkler system.

Additional highlights include a metal roof and a new high-efficiency gas furnace installed in 2026. Located just down the street from the park and close to Tim Hortons and the gas station—simply move in and start enjoying your new home.

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INCLUSIONS

- GE Refrigerator
 - Samsung Stove
 - Samsung Dishwasher
- LG Washer
 - LG Dryer
 - Fireplace
- 4 Stools
 - Pergola
 - Firepit
- Shed
 - Garage Door Openers & Remotes
- Excluded: Stainless Steel Racks in Laundry

SPECIFICATIONS

- Style: Bungalow
- Age: 1988
- Gross Taxes: \$4,162.13
- Net Taxes: \$2,562.13

MEASUREMENTS

- Eat-in Kitchen: 15.50 x 18.75**

 - Island Kitchen w/ 4 Stools
 - Blanco Double Sink
 - Reverse Osmosis Tap
 - Pantry
 - Garden Door to Backyard

Main Bathroom: 13.08 x 9.42

 - Tile Flooring
 - 1 Piece Acrylic Shower
 - Jetted Tub
 - Marble Vanity Top
 - Marble Mirror Medicine Cabinet
 - Fan

Bedroom #2: 12.00 x 11.67

 - Vinyl Flooring
 - East Facing Window w/ Metal Blinds
 - Double Closet w/ Organizer
- Dining Room: 13.42 x 18.75**

 - Vinyl Plank Flooring
 - 3 West Facing Windows

Living Room: 24.25 x 15.50

 - Hardwood Flooring
 - Floor to Ceiling Brick Gas Fireplace
 - Ceiling Fan w/ Light
 - Garden Doors (Built-in Blinds) to Deck

Bedroom #3: 12.08 x 12.08

 - Hardwood Flooring
 - East Facing Window w/ Blinds

Laundry Room: 14.58 x 6.08

 - Tile Flooring
 - North Facing Window
- Primary Bedroom: 13.00 x 11.92**

 - Vinyl Plank Flooring
 - West Facing Window
 - Ceiling Fan w/ Light
 - Walk-in Closet

Ensuite Bathroom: 5.83 x 5.92

 - Tile Floor
 - Tile Shower Backsplash
 - Granite Vanity Top
 - Octagon Transom Window
 - Medicine Cabinet

Mudroom: 9.67 x 6.08

 - Cermic Flooring
 - Closet
 - Access to Crawlspace
 - Access to Utility

FEATURES

- Goodman Variable Speed 2 Stage High Efficiency Forced Air Natural Gas Furnace
 - Sump Pump
 - Gas Budget: \$80/mth
 - Hydro Budget: \$140/mth
 - 200 Amp Electrical Panel
 - Central Air Conditioning
 - John Wood Hot Water Tank
 - Reliance Digital Water Softener (Rented)
 - Kenmore Central Vacuum w/ Beater Bar
 - Vinyl Exterior
 - Aluminum Soffits & Fascia
 - PVC Windows
 - Crawlspace
 - Concrete Foundation
- Community & Well Water (Well for Toro Sprinkler System, Unit in Garage)
 - Community Sewer
 - Natural Gas Fireplace
 - Oak Kitchen Cabinets
 - Hardwood, Vinyl & Tile Flooring
 - 27.17' x 24.67' Double Attached Garage
 - Insulated
 - Drywalled
 - Attic Access
 - Mandoor to Front Yard
 - Property is Landscaped w/ 36' x 12' Deck
 - Chainlink Fence
 - Shed
 - Pergola
 - Parking Pad Entire Side of Home