MATT McKILLOP
REALTOR®

470 3rd Street West

Stonewall, MB

$479,900 | 5 BEDS | 2 BATHS | 1,218 SQ FT | LOT SIZE: 34' x 120'

Your Family's Next Chapter Starts Here

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Set on a beautifully treed lot beside a walking path and green space, this modern bi-level offers the space, comfort and location families are looking for. With 1,218 sq. ft., five bedrooms and two bathrooms, there's plenty of room to spread out. The main level features a large, bright living room and spacious kitchen, while hardwood and vinyl plank flooring add a clean, contemporary feel throughout. The fully finished basement provides even more flexible living space for family, guests, a home office or recreation area.

Outside, the property is made for enjoying summer with a 21-foot above-ground pool, hot tub and mature trees, while the double attached garage adds everyday convenience. The location is another major highlight. Step outside to the neighbouring walking path and green space, with a daycare just across the way. You're also only three blocks from Main Street, putting shopping, services and the town's amenities within easy walking distance.

Included appliances complete the package. Modern, spacious and ideally located, this is a home that makes everyday living easy.

INCLUSIONS

- Refrigerator
- Stove
- Dishwasher
- Freezer
- Washer
- Dryer
- Water Softener
- Window Coverings
- Blinds
- Shed
- Hot Tub
- Above Ground Pool (21ft Diameter)

RE/MAX Town & Country

SPECIFICATIONS

- Style: Bi-Level
- Age: 2006
- Gross Taxes: $2,613.14

MEASUREMENTS

MAIN FLOOR

Eat-in Kitchen: 20.33 x 11.00

Living Room: 20.50 x 13.67

Main Bath: 4 Piece

Primary Bedroom: 11.25 x 16.92
- Walk-in Closet

Bedroom #2: 11.00 x 10.00
- Double Closet

BASEMENT

Bedroom #3: 10.25 x 12.58
- Double Closet

Bedroom #4: 10.42 x 12.58
- Double Closet

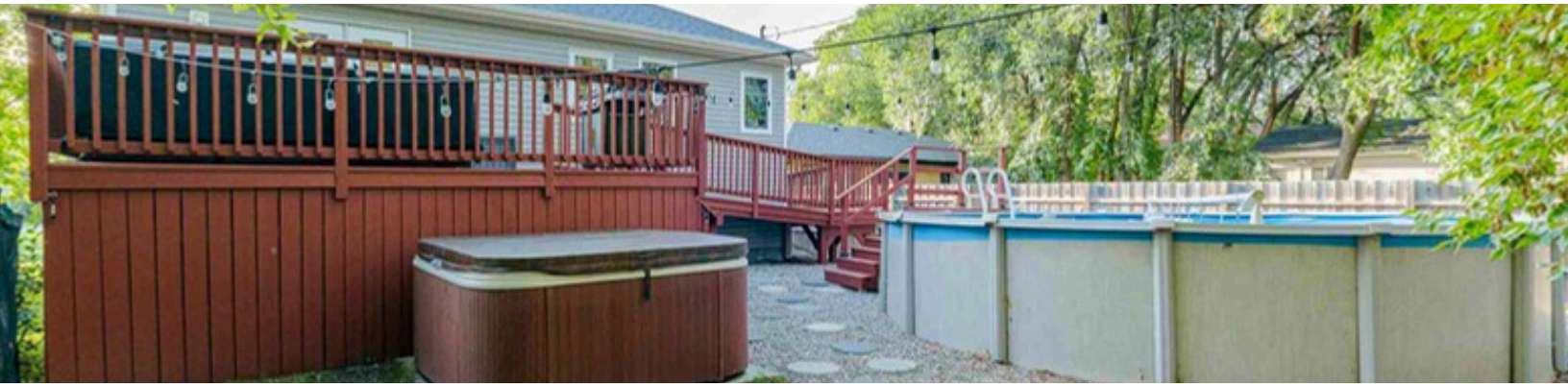
Bedroom #5: 11.08 x 12.67

Rec. Room: 18.25 x 26.75
- Suspended Ceiling
- Vinyl Plank Flooring

Bathroom: 3 Piece
- Tile Flooring

FEATURES

- High Efficiency Forced Air Natural Gas Furnace
- Central Air Conditioning
- Sump Pump
- Backwater Valve
- 40 Gallon Electric Hot Water Tank
- Digital Water Softener
- Community Water/Sewer
- Maple Kitchen Cabinets
- Hardwood & Vinyl Plank Flooring
- 100 Amp Electrical Panel
- Vinyl Exterior
- Asphalt Shingles (2024)
- Aluminum Soffits & Fascia
- PVC Windows
- Full Finished Basement
- Concrete Foundation
- Fiber Internet
- 21' x 26' Double Attached Garage
  - Insulated
  - Vapour Barrier
  - Two Openers
- Hot Tub (As-Is, But Working)
- 21ft Diameter Above Ground Pool + Equipment
- 8' x 10' Shed



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