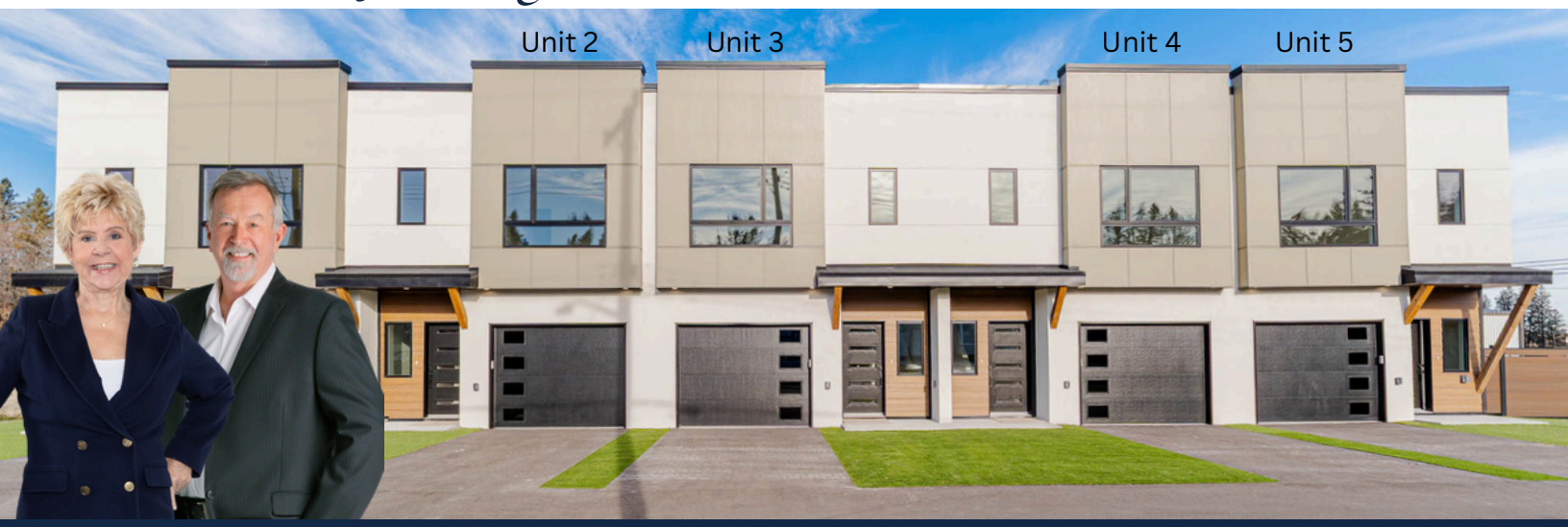
THE McKILLOP TEAM

6010E PTH 236 - Unit 4

Balmoral, MB

$439,900 | 3 BEDS | 2.5 BATHS | 1,475 SQ FT

Easy Living in Balmoral's New Townhomes



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These new townhomes offer 1,475 sq. ft. of living space with three spacious bedrooms, a four-piece main bath and a primary suite with an oversized shower and walk-in closet. Laundry is conveniently located upstairs with the bedrooms.

The bright, open kitchen and great room overlook the patio and fully fenced backyard, with a two-piece bath just off the entry. Artificial turf front and back and low-maintenance fencing make yard care easy. An electric furnace, central air and a heat recovery ventilator provide year-round comfort. Stainless steel kitchen appliances and a front-load washer and dryer are included.

INCLUSIONS

- Refrigerator
- Stove
- Washer
- Dryer
- Garage Door Opener & Remote

RE/MAX Town & Country

SPECIFICATIONS

- Style: 2 Storey
- Age: New

MEASUREMENTS

MAIN FLOOR

Eat-In Kitchen: 11.92 x 10.00
- Luxury Vinyl Plank Flooring

Living Room: 19.17 x 13.08
- Vinyl Plank Flooring

Bathroom: 2 Piece
- Luxury Vinyl Plank Flooring

SECOND FLOOR

Main Bathroom: 4 Piece
- Luxury Vinyl Plank Flooring

Primary Bedroom: 13.00 x 12.50
- Wall-to-Wall Carpet Flooring
- Walk-in Closet (7.92 x 6.25)

Primary Ensuite: 3 Piece
- Oversized Shower
- Compartmented Toilet

Bedroom #2: 10.00 x 9.33
- Wall-to-Wall Carpet Flooring
- Double Closet

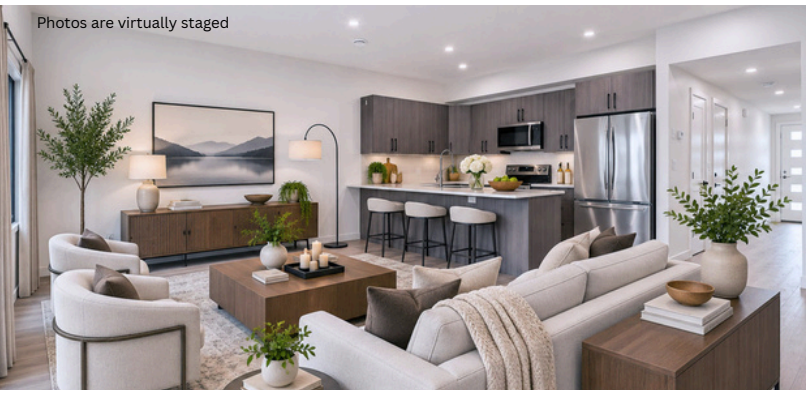
Bedroom #3: 11.50 x 9.42
- Wall-to-Wall Carpet Flooring
- Double Closet

Laundry Room: 9.33 x 5.83
- Luxury Vinyl Plank Flooring

FEATURES

- Forced Air Electric Furnace
- Heat Recovery Ventilator (HRV)
- 200 Amp Electrical Panel
- 60 Gallon Electric Hot Water Tank
- Stucco, Vinyl & Aluminum Exterior
- Aluminum Soffits & Fascia
- PVC Windows
- Oak Kitchen Cabinets
- Concrete Foundation
- Community Water & Sewer
- Luxury Vinyl Plank & Carpet Flooring
- 21.42' x 11.42' Single Attached Garage
- Concrete Patio
- Fenced Rear Yard







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