LANDMAN
ACREAGES • LAND • RURAL LIVING

Alycia Dawson
realtor®

RE/MAX
Town & Country

72160 Road 8E

Stony Mountain, MB

$475,000 | 3 BEDS | 1.5 BATHS | 1,300 SQFT | LOT SIZE: 200' x 200' (1.01 ACRE)

Your Country Escape Awaits in Stony Mountain!



mattmckillop@remaxinterlake.ca | 204-770-2354
alyciadawson@remaxinterlake.ca | 204-461-3225
www.remaxinterlake.ca

Enjoy peaceful country living with this 1,300 sq. ft., 3-bedroom, 1.5-bathroom home situated on a private, beautifully landscaped 1.01-acre property in Stony Mountain! Featuring a spacious living room, dedicated dining area, and functional eat-in kitchen with pantry, this home offers comfort and convenience throughout.

The fully finished basement provides additional living space with a generous recreation room and versatile hobby room. Notable updates include shingles (2016), hot water tank (2020), updated flooring, and water softener (2026).

Additional highlights include central A/C, PVC windows, a deck, storage shed, and 24' x 20' insulated double attached garage. A fantastic opportunity to enjoy the space, privacy, and charm of country living just a short drive from Winnipeg!

INCLUSIONS

- Refrigerator
- Stove
- Dishwasher
- Built-in Microwave
- Washer
- Dryer
- Window Coverings
- Blinds
- Shed
- Garage Door Openers & Remotes

SPECIFICATIONS

- Style: 2 Storey
- Built: 1970's
- Gross Taxes: $3,666.11

MEASUREMENTS

MAIN FLOOR

Kitchen: 15.42 x 11.08
- Lazy Susan
- Pantry

Dining Area: 8.33 x 12.00

Bathroom: 2 Piece

Living Room: 17.50 x 11.17

SECOND FLOOR

Primary Bedroom: 13.08 x 11.25
- Double Closet
- 6.00 x 11.58 Space for Walk-in Closet Potential

4 Piece Bathroom: 4.75 x 11.58
- Laminate Flooring
- Double Sink

Bedroom #2: 7.75 x 12.92
- Double Closet
- Carpet Flooring

Bedroom #3: 7.75 x 12.17
- Double Closet

BASEMENT

Rec. Room: 19.25 x 10.17
- Vinyl Flooring
- Suspended Ceiling

Hobby Room: 8.17 x 11.75
- Vinyl Flooring
- Drywall Ceiling
- Double Closet

Laundry/Mechanical: 19.25 x 10.17
- Vinyl Flooring
- Drywall Ceiling
- Double Closet

FEATURES

- Forced Air Electric Furnace
- Sump Pump
- 100 Amp Electrical Panel
- Hydro Budget: $246/mth
- Central Air Conditioning
- 30 Gallon Electric Hot Water Tank (2020)
- Digital Water Softener (2026)
- Stucco & Brick Exterior
- Asphalt Shingles (2016)
- Aluminum Soffits & Fascia
- PVC Windows
- Full - Fully Finished Basement
- Well Water
- Septic Tank
- Ikea Kitchen Cabinets
- Laminate, Carpet & Vinyl Flooring
- 24' x 20' Double Attached Garage
  - Insulated
  - Vapor Barrier
  - Drywall
  - 2 Openers, 2 Remotes
- 2026 Updates:
  - Baseboard
  - Flooring
  - Garage Door
  - Paint
  - Water Softener
- Exterior Door in 2023
- Glass in Window, Kitchen, Bedroom and Living Room will be Replaced Before Possession





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