



## 13038 Rd 31W RM of Stanley Manitoba

\$500,000

A Beautiful Home on 2 acres only 3 minutes from Morden! This home is 1648 sq ft and features 3 + 2 large bedrooms, 3 full bathrooms, 9 ft ceilings, large kitchen complete with stainless steel appliances, and an oversized garage. The home is complete with a wood fireplace in the lower level to assist with heating and to create a warm cozy atmosphere. The fitness area in the lower level is set up to accommodate a 2<sup>nd</sup> kitchen or could be another bedroom. On the property there is a wood fired sauna/cabin with sitting area and another outbuilding for workshop or chickens. The yard has grape vines, raspberries, cherry, plum and apple trees and vegetable garden. The owner is currently using well water and says they have never run out of water, however municipal water is at the road for hook up if desired.

Showing starts on Feb 15, 2021 Tuesday! For more details please contact Sandra at Gables Realty: 204-362-8582 or email [sandra@gablesrealty.ca](mailto:sandra@gablesrealty.ca)

Eat-In-Kitchen 16.5x18.67

Bedroom 13.92x11.00

Bedroom 10.83x12.33

Four piece Bath

Bedroom 11.08x12.33

Storage Room 9.08x2.08

Living Room 15.00x18.33

Bedroom 14.08x11.00

Four Piece Bath

Family Room 17.08x25.58

Gym 12.67x14.58

Primary Bedroom 13.92x12.33

4 Piece En Bath

Pantry 4.25x7.67

Listing Presented By:



Originally Listed by:  
Gables Realty

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