



# Nordmark Realty (1985) Ltd.

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[www.flinflonrealestate.com](http://www.flinflonrealestate.com)

## 106 Tweedsmuir Street, Flin Flon, MB

<b>STYLE:</b> Bi-Level	<b>1080 S.F approx</b>	<b>LOT:</b> 58.83 ft. X 106.8 ft.
<b>AGE:</b> 1984		<b>HEAT TYPE:</b> Electric Forced & Air Central Air
<b>BEDROOMS:</b> 4	<b>BATHROOMS:</b> 2	<b>UTILITIES:</b> 200 Amp Service
<b>GARAGE:</b> Double - 24 ft. X 24 ft.		<b>HYDRO COSTS:</b> TBV
<b>TAXES:</b> TBV		<b>LIST PRICE:</b> <b>\$229,000.00</b>

<b>MAIN:</b> <ul style="list-style-type: none"> <li>• Bi - Level Entry</li> <li>• Living Room, Dining Room &amp; Kitchen Under Cathedral Ceiling</li> <li>• Master Bedroom</li> <li>• Bedroom 2</li> <li>• 4 Piece Bathroom</li> </ul>	<b>LOWER:</b> <ul style="list-style-type: none"> <li>• Rec. Room (Propane Fp.)</li> <li>• Bedroom 3</li> <li>• Bedroom 4</li> <li>• 4 Piece Bathroom</li> <li>• Laundry Room</li> </ul>	<b>EXTRAS:</b> <ul style="list-style-type: none"> <li>• Double Garage is insulated and has a 200 Amp Service</li> <li>• Central Air Conditioning</li> <li>• New Hot Water Tank</li> </ul>
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**REMARKS:** The large bi-level entry welcomes you to a spacious open plan living room, dining room and kitchen with lots of cupboard and counter space, all under an airy cathedral ceiling. Patio doors off the dining room open to a large & private west facing deck. The main level features include a newer living room carpet (2012), 4 piece bath with Mirolin tub/shower & new vanity with undermount sink & cultured stone top, oak kitchen cabinets with newer countertop, new PVC windows & Armstrong flooring. The master bedroom and bedroom 2 complete the main level.

The lower level includes bedrooms 3 and 4, a full 4 piece bathroom, a laundry room and a huge rec. room with patio doors leading to the back yard and garage plus a 3 way propane fireplace.

A 24' X 24' insulated garage off the back lane completes the property. New stainless steel fridge, Stove and dishwasher are negotiable.

Del Ward cell: **204-271-4114** Chad Plamondon cell: **204-271-2729**

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