



# Nordmark Realty (1985) Ltd.

116 Main Street Flin Flon Manitoba, R8A 1K1 Ph: 204-687-6324 Fax: 204-687-6325

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

## 114 First Avenue, Flin Flon, MB

<b>STYLE: Bungalow On Slab</b> <b>1100 s.f. approx</b>	<b>LOT: 40' X 150'</b>
<b>AGE: 2005</b>	<b>HEAT TYPE: Electric Radiant In-Floor</b>
<b>BEDROOMS: 2 BATHROOMS: 1 - 4 Piece</b>	<b>GARAGE: Single Detached</b>
<b>TAXES: \$ 1763.87 (Net 2015)</b>	<b>HYDRO COSTS: \$159.00/Month Average</b>
<b>UTILITIES: 200 Amp 40 gal. Hot Water Heat Recovery Ventilator</b>	<b>LIST PRICE: \$ 164,000.00</b>

<b>MAIN:</b> <ul style="list-style-type: none"> <li>• Side Entry With Closet</li> <li>• Kitchen (Ceramic Tile Flooring)</li> <li>• Dining (Ceramic Tile Flooring)</li> <li>• Living Room (Laminate Flooring)</li> <li>• Master Bedroom</li> <li>• Bedroom 2</li> <li>• Laundry/Utility Room</li> <li>• 4 Piece Bathroom</li> </ul>	<b>FEATURES:</b> <ul style="list-style-type: none"> <li>• Asphalt Shingles</li> <li>• Cedar Siding</li> <li>• Triple Glazed Windows</li> <li>• 8" Walls - R 30 insulation</li> <li>• Truss Rafters - 19" centres</li> <li>• 3/4 Fir Plywood Sheathing</li> </ul>	
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**REMARKS:**        There is an awesome view from the front of this very well built energy efficient home that features everything on one level. The open design provides comfortable living with wide interior doors and spacious rooms. The side entry with a closet for outdoor clothes leads to an efficient kitchen, (ceramic tile flooring) and on to the dining area (ceramic tile flooring). The comfortable living room (laminate flooring), includes a large window providing a great view of the valley. The master bedroom and the 2nd bedroom are both a good size as is the 4 piece bathroom. The laundry/utility room complete the layout of this very comfortable home.

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

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