



Nordmark Realty (1985) Ltd.

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117 Manitoba Ave, Flin Flon, MB

STYLE: 2 Storey	2408 S.F approx	LOT: 52' x150'
AGE: 1985 Approx.		HEAT TYPE: Electric F/A w/wood combo
BEDROOMS: 4 + 2 w/o closets	BATHROOMS: 2.5	UTILITIES: 220A
GARAGE: N/A		HYDRO COSTS: \$286/mo EPP
TAXES: \$4711.04 2016 Gross		LIST PRICE: \$189,000

MAIN:	UPPER:	EXTRAS:
<ul style="list-style-type: none"> ● Large Side Porch ● Dining Room-Patio Doors ● Living Room-carpet ● Kitchen-wood laminate ● 4 Piece Bath-vinyl <ul style="list-style-type: none"> ○ Jet Tub ● Room 6 w/o closet-subfloor ● Front Deck 	<ul style="list-style-type: none"> ● Back Deck ● Laundry-vinyl ● Room 5 w/o Closet-carpet ● 4 Piece Bathroom-vinyl ● Master Bedroom-wood laminate <ul style="list-style-type: none"> ○ En-suite 2 piece ● Bedroom 2-carpet ● Bedroom 3-carpet ● Bedroom 4-carpet 	<ul style="list-style-type: none"> ● Shed ● Flower Beds ● Fenced back yard ● Side Driveway ● Close to Boardwalk trail ● Outdoor plywood rink boards included ● Fridge, Stove, Washer, Dryer, Dishwasher included.

REMARKS: Enjoy a lake view year round without leaving town. This expansive two storey home receives beautiful sunsets, facing west across Ross Lake. The 8'x12.5' porch addition allows room for everyone's gear in all seasons. From the porch you enter into the dining room with wood laminate flooring. Here, a triple pane patio door opens to the front deck. Partitioned from the dining room by accent walls is the large living room, with carpeted floor. A large casement window allows ventilation and spectacular views. Off the dining room is the kitchen, featuring oak cupboards, a large pantry, ceramic cooktop, wall oven and a moveable eat at kitchen island with four seats. Off the kitchen is a 4 piece bathroom, with vinyl flooring, and jetted tub, and the utility room/storage area. This home is heated with a combination wood electric furnace, and the water heater is electric. Rounding out the main floor is a large office space next to the stairs. Upstairs you will find the master bedroom with two piece en-suite, and 3 more good size bedrooms, plus another office/study/movie/video game room and the laundry room with counter tops. The original triple pane wood slider windows are found throughout the second level. The back yard is fully fenced and has a shed. It is ready for action with a hockey rink built into the fence area, and a wood play structure.

****** In accordance with the Real Estate Brokers Act Section 19(9), the Seller discloses to the reader that he is an Authorized Official with the listing Brokerage and that no pertinent facts related to market value and property condition have been withheld. The viewer is urged to seek independent counsel on matters of importance to them**

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

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