



Nordmark Realty (1985) Ltd.

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123 Manitoba Avenue, Flin Flon, MB

STYLE: Raised Bungalow 1086 sq. ft.	LOT: 50 f. X 150 f.
AGE: Approx.	HEAT TYPE: Electric Baseboard
BEDROOMS: 4 BATHROOMS: 2	UTILITIES: 200 Amp
GARAGE: Single Detached	HYDRO COSTS: \$171.00 Equal Payment Plan
TAXES: \$2259.22 (Net - 2017)	LIST PRICE: \$173,000.00

MAIN:	LOWER:	EXTRAS:
<ul style="list-style-type: none"> • Kitchen • Living/Dining Area • 4 Piece Bathroom • Master Bedroom • Bedroom 2 • Porch Entrance 	<ul style="list-style-type: none"> • Front Entrance • Family Room • Storage • Laundry Area • 3 Piece Bath • Bedrooms 3 & 4 	<ul style="list-style-type: none"> • Full Width Front Deck • Rear Deck • 3 Garden Sheds • Front & Back Parking Areas • Fixtures Included • Alarm System (Not in Use)

REMARKS: A wonderful view of the lake and valley is yours to enjoy from the full width front deck. The back entrance porch complete with cabinets for storage leads to the bright open kitchen with new cabinets featuring an island and vinyl flooring. The combination living room and dining area provides a comfortable living space with patio doors opening to the west facing front deck. The master bedroom, bedroom 2 and the nicely appointed 4 piece bath complete the main level.

The lower level with an outside entrance includes a family room, storage, a laundry area, bedrooms 2 and 3 plus a 3 piece bathroom with shower. This house has many upgrades including new shingles 5 years ago, PVC triple glazed windows and a yard that is landscaped to ensure water drains away from the house. The fridge, stove, dishwasher, microwave, clothes washer and dryer are included. This nice family home has been very well cared for.

Del Ward cell: **204-271-4114**

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