



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

12 Lake Street, Flin Flon, MB

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| STYLE: 1 ½ Storey Approx 820 s.f. (Main) | LOT: 35 f. X 77.5 f. |
| AGE: 2005 | HEAT TYPE: Electric, Forced Air |
| BEDROOMS: 2 BATHROOMS: 1 1/2 | Heat Recovery Ventilator |
| TAXES: \$1975.57 2015 Net | HYDRO COSTS: \$160.00 epp |
| SERVICE: 200 Amp | LIST PRICE: \$119,000.00 |

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| MAIN: <ul style="list-style-type: none"> • Entry-way • Living Room • Dining • Kitchen • Bedroom 1 • 4 Piece Bathroom | Upper: <ul style="list-style-type: none"> • Large Loft Bedroom • 2 Piece Bathroom | EXTRAS: <ul style="list-style-type: none"> • Brick Driveway • Brick Sidewalk • Parking at back yard • Treated Wood Back Deck |
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REMARKS: A well built 10 year old home located on a quiet uptown street close to shopping, hospital and library. The main floor level is a truly open design that includes a large comfortable living room, a dining area and a nicely appointed kitchen featuring oak cabinetry, all under a vaulted ceiling providing a bright and airy living space. The main level is completed with a 4 piece bathroom, the master bedroom and the back entry way with laundry area. The upper level loft is comprised of a huge 2nd bedroom and sitting area plus a 2 piece bathroom. The dry basement includes utilities and tons of storage space. The outside space includes a treated wood front covered entry, a treated wood sun soaked back deck and parking at both the front and back yard. This is a great home at a great price!

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

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