



# 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)

## 141 East Whitney Street, Flin Flon, MB

<b>STYLE:</b> 1 ½ Storey <b>Approx 816 s.f.</b>	<b>LOT:</b> 58.3 f. X 97.8 f.
<b>AGE:</b> approx 1947/1985	<b>HEAT TYPE:</b> Electric Forced Air
<b>BEDROOMS:</b> 4 <b>BATHROOMS:</b> 1 & 1/2	<b>GARAGE:</b> Double - Insulated - Heated
<b>TAXES:</b> \$3607.01 ( 2015 Net )	<b>HYDRO COSTS:</b> \$217.00 Equal Payments
<b>UTILITIES:</b> 200 Amp Service	<b>LIST PRICE:</b> \$179,000

<b>MAIN:</b> <ul style="list-style-type: none"> <li>• Back Entrance</li> <li>• Kitchen</li> <li>• Dining Room</li> <li>• Living Room</li> <li>• Office</li> <li>• 4 Piece Bathroom</li> </ul>	<b>Upper:</b> <ul style="list-style-type: none"> <li>• Master Bedroom</li> <li>• Bedroom2</li> <li>• Bedroom 3</li> </ul>	<b>BASEMENT:</b> <ul style="list-style-type: none"> <li>• Family Room</li> <li>• Bedroom 4</li> <li>• Laundry</li> <li>• Storage</li> </ul>
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**REMARKS:** This great family home located on an extra wide corner lot close to schools and the shopping centre has had many recent upgrades and is ready to welcome its new family. Upgrades include shingles, soffits & fascia, vinyl siding, pvc windows, treated wood deck and a large insulated & heated double garage. The back entry leads to a large , bright kitchen with lots of cupboards, a separate dining room and spacious comfortable living room, a 4 piece bathroom plus an office computer room. The upper level includes the master bedroom, bedroom 2 & 3 plus a 2 piece bathroom. The lower level features a comfy family room, a 4th bedroom plus laundry/utility room and plenty of storage.

Fridge, stove, washer, dryer and dishwasher are included.

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

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