



Nordmark Realty (1985) Ltd.

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208 Wright Avenue, Flin Flon, MB

STYLE: Bungalow	1060 S.F approx	LOT: 50f. X 140f.
AGE: 1952		HEAT TYPE: Electric Forced Air with A?C
BEDROOMS: 3	BATHROOMS: 2	UTILITIES: 200 Amp Service
GARAGE: Double Detached - Insulated & Heated		HYDRO COSTS: \$221.00/Mon. Equalized
TAXES: \$4061.25 (2018)		LIST PRICE: \$199,000.00

MAIN: <ul style="list-style-type: none"> ● Porch Entryway ● Dining Room ● Kitchen ● Living Room ● Master Bedroom ● Bedroom 2 ● 4 Piece Bathroom 	UPPER/LOWER: <ul style="list-style-type: none"> ● Bedroom 3 ● Office ● 3 Piece Bathroom ● Rec. Room ● Laundry Room and Utilities 	EXTRAS: <ul style="list-style-type: none"> ● Double Detached Garage - Insulated & Heated ● Fenced Back Yard ● Large deck ● Top Quality Cabinets ● Fridge, Stove, Dishwasher, ● Washer & Dryer Included
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REMARKS: This is a nicely finished 3 Bedroom, 2 Bathroom home with a fully completed basement. It features a large west facing sun deck accessible from the french doors off the dining room. This home has seen extensive renovations since 2012. The back entrance with an outerwear closet leads to the kitchen and dining room area in an open plan that includes a roomy and comfortable living room. The main level is completed by the master bedroom, Bedroom 2 and a lovely 4 piece bathroom. The lower level includes a 3 piece bathroom with a shower, the rec. Room bedroom 3, a laundry/utility room and an office. The home is heated with an electric forced air furnace with an air exchange plus central air conditioning. The windows throughout the main floor are PVC triple glazed. High quality flooring and finishing work is found throughout. Other renovations have been expertly performed with particular regard to insulation, flooring light fixtures and cabinetry. Not to be missed, this is a great house at a great price.

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

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