



# 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)

## 245 Bracken Street, Flin Flon, MB

<b>STYLE: Bi-Level Bungalow 1176 Sq. Ft.</b>	<b>LOT SIZE: 82.8 ft X 110 ft.</b>
<b>AGE: 1979</b>	<b>HEAT TYPE: Electric Baseboard</b>
<b>BEDROOMS: 3 BATHROOMS: 3</b>	<b>UTILITIES: 200 Amp</b>
<b>GARAGE: Triple - 24f x 36 f. - Insulated</b>	<b>HYDRO COSTS: \$296.00/Month Equal Payments</b>
<b>TAXES: \$ To Be Verified</b>	<b>LIST PRICE: \$189,900.00</b>

<b>MAIN:</b>	<b>LOWER:</b>	<b>EXTRAS:</b>
<ul style="list-style-type: none"> <li>● Entryway With Closets</li> <li>● Kitchen</li> <li>● Dining</li> <li>● Living Room</li> <li>● Master Bedroom with Ensuite</li> <li>● 4 Piece Main Bathroom</li> <li>● Bedroom 2</li> <li>●</li> </ul>	<ul style="list-style-type: none"> <li>● Huge Family Room</li> <li>● Laundry Room</li> <li>● 3 Piece Bath With Shower</li> <li>● Bedroom 3</li> <li>● Office</li> <li>● Hot Tub &amp; Sauna Room</li> </ul>	<ul style="list-style-type: none"> <li>● Fridge</li> <li>● Stove</li> <li>● Dishwasher</li> <li>● Washer</li> <li>● Dryer</li> <li>● Hot Tub</li> <li>● Sauna</li> <li>● Deck</li> <li>● Air Conditioning</li> </ul>

**REMARKS:** This is a whole lot of house being offered at a great price!! Located on a quiet street close to Schools, Aqua Centre and park. The main entrance opens to an ample entryway, complete with closets for the family's outerwear and leads to a nicely laid out kitchen with a central island and lots of cabinetry all adjacent to the dining area that looks into a large living room featuring a corner wood burning fireplace. The huge master bedroom with double closets and a full four piece bathroom plus bedroom 2 completes the main level.

The lower level feature a huge family room with wet bar and lots of daylight from the west facing windows, a laundry/utility room, a 3 piece bathroom with shower unit, bedroom 3, an office/spare room plus a bonus hot tub & sauna room.

The garage is insulated and drywalled and features 3 overhead doors. There is a spacious deck located between the house and the garage.

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

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