



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

254 Dadson Row, Flin Flon, MB

STYLE: Bi Level 1800s.f. Approx	LOT: 60' x125' approx.
AGE: 1984/91 approx	HEAT TYPE: Electric Baseboards
BEDROOMS: 2+2 BATHROOMS: 2	GARAGE: Single Attached/Insulated/Heated
TAXES: 4774.52 2015 Gross	HYDRO COSTS: \$240.78 per mo 12 mo/average
	LIST PRICE: \$198,000

MAIN: <ul style="list-style-type: none"> • Bedroom 2 • Bedroom 3 • 4 Piece Bathroom • Kitchen • Living Room • Dining Room • Great Room 	Lower: <ul style="list-style-type: none"> • Master Bedroom- <ul style="list-style-type: none"> ○ 3 piece ensuite Shower ○ Wood fireplace • Bedroom 2 • Access to the garage 	EXTRAS: <ul style="list-style-type: none"> • Wrap around deck • Huge Rec Room with wood stove • Wood fireplace in Master Bedroom • Attached Insulated heated garage • Quiet Street
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REMARKS: This is an expansive bi-level. This home has had a rec room with a vaulted ceiling and wet bar added to the original floor plan. That means you get over 1800 s.f of living space. Upstairs at the end of the hall is the main 4 piece bathroom, Bedroom 3 and Bedroom 4, both carpeted. The kitchen has an island separating it from the living room. Through the kitchen takes you to the formal dining room with hardwood floors. Past the dining room is the Great Room, with carpet, wet bar, wood stove and complete with access through patio doors to the wrap around deck on the south and west sides. Downstairs is a huge master bedroom up to date with vinyl floor and wood burning fireplace to cozy up to, and a three piece en-suite bathroom with a shower. Also downstairs is an additional bedroom and access to the attached garage, which is heated and insulated. You'll find storage at the front of the garage in the crawl space under the addition. This home is ready for its next family.

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