



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

259 Dadson Row, Flin Flon, MB

STYLE: 4 Level Split	1800 s.f.	S.F	LOT: 69 f. X 105 f.
AGE: 1987			HEAT TYPE: Electric Baseboard
BEDROOMS: 4		BATHROOMS: 1 & 1/2	
			UTILITIES: 200 Amp Hot Water Tank is Leased From MB Hydro
GARAGE: Attached Single			HYDRO COSTS: \$270.00 per Month
TAXES: \$4260.00			LIST PRICE: \$199,900.00

MAIN: <ul style="list-style-type: none"> • Living Room • Dining Room • Kitchen • Entry Way • • 	UPPER <ul style="list-style-type: none"> • Master Bedroom • Bedroom 2 • Bedroom 3 • 4 Piece Bath 	LOWER: <ul style="list-style-type: none"> • 2 Piece Bath • Storage Room • Entryway to Garage • Family Room • Bedroom 4 • Laundry Room
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REMARKS: This home is located on a quiet cul de sac , a short walk to Hapnot or McIsaac Schools. The front entrance with closet for outerwear leads to a comfortable living room, a nice sized dining room with patio doors to the huge back deck overlooking a private backyard, and a well designed kitchen with a peninsula, all with laminate flooring and all under a vaulted ceiling.

The upper level includes the master bedroom, bedrooms 2 & 3 plus a 4 piece bathroom. The lower levels includes a 4th bedroom, a 2 piece bathroom, a storage room and entrance to the attached garage, as well as the family room and the laundry room. Recent upgrades include windows replaced 12 years ago along with flooring throughout main level and upstairs hallway, shingles 12 years ago, flooring in the basement replaced 5 years ago and 2 trex decks, (12 f. X 20 f.) &(4 f' X 8 f.)

Fridge, stove, dishwasher, clothes washer & clothes dryer are included.

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

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