



Nordmark Realty (1985) Ltd.

116 Main Street Flin Flon Manitoba, R8A 1K1 Ph: 204-271-4114

www.flinflonrealestate.com

263 Dadson Row, Flin Flon, MB

STYLE: Bi Level 1220 s.f. Up; 1178 s.f. Down	LOT SIZE: 40.68 f. X 137 f. (90 f. Rear)
AGE: 1979	HEAT TYPE: Electric Baseboard
BEDROOMS: 3/ 1 Down BATHROOMS: 2	UTILITIES: 200 Amp Service
GARAGE: Oversized Detached Single	HYDRO COSTS: \$291.00/Mon. Equal Payments
TAXES: \$4811.35 (2020)	LIST PRICE: \$210,000.00

*All measurements are approximate and should be verified by the buyer, if accurate measurement is important to a buying decision.

MAIN: <ul style="list-style-type: none"> • Kitchen • Living Room • Master Bedroom • 3 Piece Ensuite • Bedrooms 2 & 3 • 4 Piece Bathroom 	LOWER: <ul style="list-style-type: none"> • Family Room • Bedroom 4 • Laundry/Storage • 3 Piece Bathroom (Shower) 	EXTRAS: <ul style="list-style-type: none"> • Fridge • Stove • Washer • Dryer • Dishwasher

REMARKS: Unique precambrian lot is like a mini woodland park that borders on natural forest at the rear for total privacy. The kitchen featuring elm cabinetry and garden doors that open to the back deck, leads to a large living room with a wood burning fireplace and SW. facing windows with a great view of the sunsets. The main level is completed with the master bedroom, a 3 piece ensuite, bedrooms 2 & 3 and a 4 piece main bathroom.. The lower level includes a large family room, a hobby room/den plus a 3 piece bathroom with shower and laundry room. Located on a quiet cul de sac this is a fine family home with plenty of space at a great price!

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

NORDMARK REALTY (1985) Ltd. 116 Main Street Flin Flon

nordmark@mymts.net