



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

265 Dadson Row, Flin Flon, MB

STYLE: 2 Storey Cedar Cottage	LOT SIZE: Pie Shaped - Frontage 42.5 Ft.
AGE: 1980	HEAT TYPE: Electric Basebd. Wood Stove
BEDROOMS: 3 BATHROOMS: 2	UTILITIES: 200 Amp
GARAGE: Detached 25f. X 35f. Propane Heat	HYDRO COSTS: TBV
TAXES: \$ TBV	LIST PRICE: \$140,000.00

***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 • Dining Room • Laundry Room • 2 Piece Bathroom 	UPPER: <ul style="list-style-type: none"> • Master Bedroom • Bedroom 2 • Bedroom 3 • 4 Piece Bathroom 	EXTRAS: <ul style="list-style-type: none"> • Hot Tub • Gazebo

REMARKS: This cedar home in a great private location on the edge of the city has great potential. A large porch entryway leads to a country style eat in kitchen and on to a large living room and dining area with 20 foot ceilings, complete with a central wood stove. A 2 piece bathroom, plus a pantry and laundry room complete the main level. The upper level includes the master bedroom, bedrooms 2 & 3 and a 4 piece bathroom. The huge private back yard includes a back deck off the kitchen with hot tub and gazebo, an 8' x 12' playhouse, a 12' X 12' shed plus a 25' X 35' heated garage for Dad. The house features all new PVC windows. This property needs some TLC to become a unique and comfortable home at a great price.

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

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