



Nordmark Realty (1985) Ltd.

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

www.flinflonrealestate.com

2 Danard Avenue, Flin Flon, MB

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|---|---|
| STYLE: Bungalow | LOT SIZE: Irregular Corner 8722.5 s.f. |
| AGE: 1950 Approx. | HEAT TYPE: Electric Forced Air |
| BEDROOMS: 2 Main - 1 Down BATHROOMS: 1 | UTILITIES: 200 Amp Service |
| GARAGE: Single Detached | HYDRO COSTS: \$250.00/Mon. - Equalized |
| TAXES: \$1359.46 (2018) | LIST PRICE: \$54,900.00 |

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|--|--|---|
| MAIN: <ul style="list-style-type: none"> • Porch/Entrance • Kitchen • Living Room • Master Bedroom • Bedroom 2 • Bathroom | LOWER: <ul style="list-style-type: none"> • Bedroom • Utilities • Laundry Area | EXTRAS: <ul style="list-style-type: none"> • Fridge • Stove • Washer • Dryer |
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REMARKS: This nice little starter home is located on a corner lot close to schools, park and aqua centre. The lot features a large garden complete with raspberry bushes, mature pincherry trees and a stand alone deck with a view of the water. From the side porch entryway you enter the compact eat in kitchen, which then opens into a comfortable and bright living room. The main floor layout is completed with the master bedroom, bedroom 2 and bathroom

The lower level has a large bedroom, utility area and laundry area. If desired the home can include 3 beds, a couch and dresser. This property would make a great rental unit, starter home or retirement home.

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

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