



Nordmark Realty (1985) Ltd.

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

www.flinflonrealestate.com

304 Spruce Avenue, Flin Flon, MB

STYLE: Split Level 1900 S.F. Approx.	LOT SIZE: 60f. X 130f.
AGE: 1986	HEAT TYPE: Electric Forced Air Furnace
BEDROOMS: 4 BATHROOMS: 3	UTILITIES: 200 Amp Service
GARAGE: Double Attached - Insulated	HYDRO COSTS: \$249.66 - Monthly Average
TAXES: \$5,244.38 (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"> ● Entrance (Closets) ● Living Room ● Kitchen with Eating Area ● Formal Dining Room ● Family Room ● 2 Piece Bathroom ● Bedroom 4 ● Laundry Room 	Upper: <ul style="list-style-type: none"> ● Master Bedroom ● 3Piece Ensuite/Shower ● Bedroom 2 ● Bedroom 3 ● Linen Closet ● 4 Piece Bathroom 	EXTRAS: <ul style="list-style-type: none"> ● New Stove & Dishwasher ● New Clothes Washer & Dryer ● Refrigerator

REMARKS: This lovely family home located in a great area close to School (Kto 8), parks and bus route, has been well cared for and has received many upgrades that include: new exterior doors, a new garage overhead door & a new man door, new top decking on deck, a new greenhouse and a fenced in area for the animals. Interior upgrades include all new vinyl flooring throughout the main level, new living room window coverings, new kitchen countertops, and new bathroom vanity tops.

Entrance to the house can be made from the driveway or from the insulated garage into the mudroom/laundry room, adjoined by the 2 piece powder room. The sunken living room with south facing windows leads to the formal dining room and on into a U-shaped kitchen featuring oak cabinetry. The kitchen eating area overlooks a great family room with patio doors opening to the back yard deck. The main level plan is completed with

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bedroom #4. The upper level includes a comfortable master bedroom with a 3 piece ensuite, bedroom 2 and 3, a linen closet and a full 4 piece bathroom. A great house in a great location at a great price!!

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