



# Nordmark Realty (1985) Ltd.

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[www.flinflonrealestate.com](http://www.flinflonrealestate.com)

## 304 Spruce Ave, Flin Flon MB

STYLE: BI-LEVEL 1740s.f. approx	LOT: 60' x 130' approx
AGE: 1986/87	HEAT TYPE: Electric Forced Air Furnace
BEDROOMS: 4 BATHROOMS: 3	GARAGE: Double Attached Insulated
TAXES: \$4998.42 2015 Gross	HYDRO COSTS: \$250.57 12 month average
	<b>LIST PRICE: \$ 180,000</b>

<b>MAIN:</b> <ul style="list-style-type: none"> <li>• Entrance</li> <li>• French Doors to Dining Room</li> <li>• 2 Sunk Living Rooms</li> <li>• 2 Dining Rooms</li> <li>• Kitchen</li> <li>• Wood Fireplace</li> <li>• 2 Piece Bathroom</li> <li>• Bedroom 4/Office</li> <li>• Laundry Room</li> </ul>	<b>Upper</b> <ul style="list-style-type: none"> <li>• Master Bedroom <ul style="list-style-type: none"> <li>○ 3 Piece Ensuite/Shower</li> </ul> </li> <li>• Bedroom 2</li> <li>• Bedroom 3</li> <li>• Linen Closet</li> <li>• 4 Piece Bathroom</li> </ul>	<b>Extras</b> <ul style="list-style-type: none"> <li>• Fridge, Stove, washer, dryer included</li> <li>• Wood Fireplace in Living Room</li> <li>• Shingles replaced in 2012</li> <li>• Water Heater Replaced in November 2015</li> <li>• Deck on the north side in back yard</li> <li>• Some furniture Included</li> </ul>
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**REMARKS:** No basement, no worries, there is lots of living space in this home that is situated 2 blocks from McIsaac School. Entrance to the home is from the driveway or from the garage. A carpeted living room awaits at the top of the stairs from the main entrance. Off the living room is the formal dining room, also carpeted. The U-shaped kitchen has oak cabinets and ceramic countertops. Next to the kitchen is the alternate dining room, separated from the main entrance of the house with french doors. In the second sunken living room is the wood burning fireplace, parquet floor and double doors out to the deck on the north side. From the 2nd living room you can reach a half bathroom and 4th bedroom, and then walk through the laundry room on your way to the garage. Upstairs is carpeted. Here you will find the master bedroom with three piece ensuite shower, and two quite functional bedrooms and a full 4 piece bathroom. A living room set, master bedroom set (king), bunk bed set, and dining room table and 4 chairs are included.

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