



# Nordmark Realty (1985) Ltd.

116 Main Street Flin Flon Manitoba, R8A 1K1 Ph: 204-687-6324 Fax: 204-687-6325

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

## 305 1st Avenue, Creighton, SK

<b>STYLE: Bungalow</b>	<b>1000 S.F approx</b>	<b>LOT: 65f. X 110f.</b>
<b>AGE: 1948/1960</b>	<b>HEAT TYPE: Electric Baseboard plus Propane Space Heater in Lower Level</b>	
<b>BEDROOMS: 3</b>	<b>BATHROOMS: 2</b>	<b>UTILITIES: 200 Amp Service</b>
<b>GARAGE: Detached Double - 24f. X 26f. - Insulated and heated (Propane)</b>		<b>HYDRO COSTS: \$300.00/Month (Average)</b> <b>PROPANE COSTS: \$1000.00 to \$1200.00 /Year</b>
<b>TAXES: \$\$1184.03 (2018)</b>		<b>LIST PRICE: \$144,000.00</b>

<b>MAIN:</b> <ul style="list-style-type: none"> <li>● Porch Entrance</li> <li>● Kitchen</li> <li>● Living Room</li> <li>● Master Bedroom</li> <li>● 4 Piece Bathroom</li> </ul>	<b>LOWER:</b> <ul style="list-style-type: none"> <li>● Family Room</li> <li>● Bedroom 2</li> <li>● Bedroom 3</li> <li>● 3 Piece Bathroom</li> <li>● Ample Storage</li> </ul>	<b>EXTRAS:</b> <ul style="list-style-type: none"> <li>● Front Deck (Treated Wood)</li> <li>● Side Deck (Treated Wood)</li> <li>● Fridge</li> <li>● Stove</li> <li>● Dishwasher</li> <li>● Washer</li> <li>● Dryer</li> </ul>
---	--	--

**REMARKS:** This is a well kept home in a great location close to the school and sportex. The side entrance opens to a large porch area that includes a closet for outdoor cloths, a laundry area and leads to the lower level and also to the main floor. The main level includes a large bright country style kitchen with ample oak cabinets and new flooring installed 3 years ago, and a spacious and bright living room featuring corner windows and a new front entrance opening to a nice sized deck. The main level is completed by a spacious master bedroom with plenty of closet space and storage and a very nice four piece bathroom.

The lower level features a comfortable family room with a propane space heater, bedroom 2, bedroom 3, and a 3 piece bathroom with shower plus additional storage. New vinyl siding and new asphalt shingles were installed on the house 10 years ago. The back lane brings you to the double garage that is insulated and heated as well as lots of parking area adjacent to the garage.

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

**NORDMARK REALTY (1985) Ltd. 116 Main Street Flin Flon**  
ph:204-687-6324 fax:204-687-6325 nordmark@mymts.net