



# Nordmark Realty (1985) Ltd.

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

## 311 2nd Avenue, Creighton, SK

<b>STYLE:</b> Bungalow	<b>800 S.F approx</b>	<b>LOT:</b> 65 f. X 110 f.
<b>AGE:</b> 1948		<b>HEAT TYPE:</b> Oil Forced Air & Electric Baseboard
<b>BEDROOMS:</b> 1 Main - 2 Up	<b>BATHROOMS:</b> 2	<b>UTILITIES:</b> 200 Amp Service
<b>GARAGE:</b> Single Detached		<b>HYDRO COSTS:</b> \$1500.00 / Yr <b>FUEL OIL COSTS:</b> \$2300.00 / YR
<b>TAXES:</b> \$1082.52 (2018)		<b>LIST PRICE:</b> \$84,000.00

<b>MAIN:</b> <ul style="list-style-type: none"> <li>• Porch/Entry</li> <li>• Kitchen</li> <li>• Living Room</li> <li>• Master Bedroom</li> <li>• Spare Room/Storage</li> <li>• 4 Piece Bathroom</li> </ul>	<b>UPPER:</b> <ul style="list-style-type: none"> <li>• Garret Bedrooms 1 &amp; 2</li> </ul> <b>LOWER:</b> <ul style="list-style-type: none"> <li>• Family Room</li> <li>• 2 Piece Bathroom (Shower)</li> <li>• Laundry Area</li> <li>• Storage</li> </ul>	<b>EXTRAS:</b> <ul style="list-style-type: none"> <li>• Fridge</li> <li>• Stove</li> <li>• Dishwasher</li> <li>• Washer</li> <li>• Dryer</li> <li>• Freezer</li> </ul>
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**REMARKS:** A neat & tidy bungalow, close to school, park & Sportex. The porch entry with room for storage of outerwear opens to a spacious and bright eat- in kitchen and on to a roomy and comfortable living room. The Master bedroom with large closet, a spare room/office and a 3 piece main bathroom completes the main level. The upper level includes a good sized 2nd bedroom plus a smaller 3rd. The lower level features a large family room, a 2 piece bathroom with shower, a laundry area and plenty of storage.

Note; The heating system includes an interior oil storage tank that will have to be removed and relocated to the exterior to satisfy home insurance requirements.

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

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