



# Nordmark Realty (1985) Ltd.

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

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

## 317 4th Avenue, Creighton, SK

<b>STYLE:</b> Bungalow	<b>LOT SIZE:</b> Double Lot
<b>AGE:</b> 1952	<b>HEAT TYPE:</b> Electric Forced Air - Wood Backup
<b>BEDROOMS:</b> 2 <b>BATHROOMS:</b> 1	<b>UTILITIES:</b> 200 Amp Service
<b>GARAGE:</b> Double Detached - Heated	<b>HYDRO COSTS:</b>
<b>TAXES:</b> \$1124.33 <b>LEASE:</b> \$343.73	<b>LIST PRICE:</b> \$180,000.00

\*All measurements are approximate and should be verified by the buyer, if accurate measurement is important to a buying decision.

<b>MAIN:</b> <ul style="list-style-type: none"> <li>• Large Porch Entry</li> <li>• Kitchen</li> <li>• Dining Area</li> <li>• Living Room</li> <li>• Master Bedroom</li> <li>• Bedroom 2</li> <li>• 4 Piece Bathroom</li> </ul>	<b>LOWER:</b> <ul style="list-style-type: none"> <li>• Laundry</li> <li>• Storage</li> </ul>	<b>EXTRAS:</b> <ul style="list-style-type: none"> <li>• Fridge</li> <li>• Stove</li> <li>• Clothes Washer</li> <li>• Cloths Dryer</li> </ul>

**REMARKS:** Located on a huge double lot plus a 1/2 acre of leased land this property offers privacy and plenty of room for any family. The large porch entryway leads you to a spacious kitchen with plenty of cupboard and counter space, The open design includes a dining area and comfortable living room. The main level layout is completed with the master bedroom, Bedroom 2 and the 4 piece bathroom with new tub surround. Other recent improvements include new vinyl plank flooring, new drywall and new asphalt shingles plus a new shed - drywalled and painted.

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

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