



Nordmark Realty (1985) Ltd.

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

www.flinflonrealestate.com

31 Willis Avenue, Flin Flon, MB

STYLE: Bungalow 24f. X 24f.	LOT SIZE: 40f. X 110f.
AGE: 1946	HEAT TYPE: Electric Forced Air
BEDROOMS BATHROOMS:	UTILITIES: 200 Amp Service
GARAGE: 1 1/2 Stall - Detached (22f. X 20F.)	HYDRO COSTS: \$137.00 Monthly Average
TAXES: \$1130.65 (2020)	LIST PRICE: \$39,500.00

*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"> • Kitchen • Living Room • Master Bedroom • 4 piece Bathroom 	LOWER: <ul style="list-style-type: none"> • Bedroom 2 • Laundry Area • Storage 	EXTRAS: <ul style="list-style-type: none"> • Fridge • Stove • Washer • Dryer

REMARKS: Located on a quiet street this is a great starter home or would be a very comfy retirement home at a low cost to own and maintain. Entrance from the large rear deck leads to a bright, compact and well organized eat-in kitchen opening to the attractive living room featuring lovely hardwood flooring. The main floor plan is completed with the master bedroom and the nicely appointed 4 piece bathroom. The basement level includes a nice sized second bedroom, storage and laundry area

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

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