



Nordmark Realty (1985) Ltd.

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320 Queen Street, Flin Flon, MB

STYLE: Bi-Level 1046 S.F	LOT: 50' x 80'
AGE: 1977/1982 Approx.	HEAT TYPE: Electric Forced Air
BEDROOMS: 3 BATHROOMS: 2	UTILITIES: 200 Amp
GARAGE: Single Attached	HYDRO COSTS: \$185.00/Month Epp
TAXES: \$2496.99 (2018 Net)	LIST PRICE: \$219,000.00

MAIN:	LOWER:	EXTRAS:
<ul style="list-style-type: none"> • Front Entrance or from Garage • Kitchen - Ceramic Tile - Maple Cabinets • Living Room - Maple Hardwood Flooring • Master Suite • Bedroom 2 • 4 Piece Bathroom - In-Floor Heat 	<ul style="list-style-type: none"> • Family Room - Maple Hardwood Floor • 3 Piece Bathroom (Shower) • Office/Den • Bedroom 3 	<ul style="list-style-type: none"> • Large West Facing Deck • 2 Blocks from McIsaac School • 2 Blocks from Queens Park • Close to Aqua Centre • New Hot Water Tank

REMARKS: This is a meticulously renovated 3 bedroom home close to the elementary school. Access this home via the front entrance or through the attached garage. The main level features a well appointed kitchen with ceramic flooring and maple cabinetry that opens to a dining area and living room with a view of the footbridge to the school grounds. To complete the main level you will find the master suite, bedroom 2 and the 4 piece bathroom with in-floor heating and ceramic tile flooring. The lower level has a large family room with ample outdoor light finished with maple hardwood flooring. The lower level is rounded out with a 3rd bedroom, a 3 piece bathroom with shower and a bonus room/office/den. Along with new shingles in 2011, many other renovations have been masterly completed with high quality materials and workmanship. The fridge, stove, dishwasher, washer and dryer are included.

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

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