



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

326 Prince Charles Place, Flin Flon, MB

STYLE: 2 Story	2176 S.F approx	LOT: 60 f. X 150 f.
AGE: 1975 approx.		HEAT TYPE: Electric Baseboard
BEDROOMS: 4	BATHROOMS: 1 & 1/2	UTILITIES: 200 Amp Service
GARAGE: Attached		HYDRO COSTS: \$295.00/Mon. (2 Yr. Average)
TAXES: \$\$4243.73 (Net 2017)		LIST PRICE: \$169,000.00

MAIN: <ul style="list-style-type: none"> • Front Entrance • Living Room • Dining • Kitchen • 2 Piece Bath • Laundry Closet 	UPPER: <ul style="list-style-type: none"> • Master Bedroom • Bedrooms 2, 3, 4 • 4 Piece Bathroom 	LOWER: <ul style="list-style-type: none"> • Unfinished • Shower Room • Storage
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REMARKS: This is a very spacious and bright family home, located in a great neighborhood close to school (K - 8), park and aqua centre. The front entrance with clothes closet opens to a large living room with a bay window and then on to a spacious dining area that is separated from the huge kitchen by a server/peninsula. The kitchen feature plenty of cupboards and ample counter space. The main floor laundry closet and a 2 piece bathroom completes the main level. There is an entrance to the attached garage from the main level and access to the partially fenced back yard from the garage.

The upper level includes the master bedroom, bedrooms 2, 3, and 4 plus a 4 piece bathroom.

The basement level is mostly unfinished except for a shower room and is ready for development in any way you might wish for. Fridge, stove dishwasher, washer & dryer are included. This is a great family home at a great price!

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

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