



# Nordmark Realty (1985) Ltd.

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

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

## 340 Parkway Blvd. Flin Flon, MB

<b>STYLE: 1 &amp; ½ Storey</b>	<b>LOT SIZE: 50f. X 150 f.</b>
<b>AGE: 1958 Approx.</b>	<b>HEAT TYPE: Electric Forced Air</b>
<b>BEDROOMS: 2 Main, 1 Up BATHROOMS: 1</b>	<b>UTILITIES: 200 Amp Service</b>
<b>GARAGE: N/A</b>	<b>HYDRO COSTS:</b>
<b>TAXES: \$</b>	<b>LIST PRICE: \$S118,000.00</b>

<b>MAIN:</b>	<b>LOWER:</b>	<b>UPPER:</b>
<ul style="list-style-type: none"> <li>• Eat-In Kitchen</li> <li>• Living Room</li> <li>• Bedroom 2</li> <li>• Bedroom 3</li> <li>• 4 Piece Bathroom</li> </ul>	<ul style="list-style-type: none"> <li>• Family Room</li> <li>• Bedroom 4</li> <li>• Bathroom Rough-In</li> <li>• Laundry Room</li> <li>• Cold Storage</li> <li>• Sauna</li> </ul>	<ul style="list-style-type: none"> <li>• Master Suite</li> <li>• 2 Walk-in Closets</li> <li>• Office Area</li> </ul>

**REMARKS:** This is a well maintained home located in the desirable Willowvale area, just 2 doors down from McIsaac School and across from the park.

Many new upgrades including a newly renovated basement with fresh paint, trim, laminate flooring and new baseboards. The large backyard has just been newly landscaped with fresh sod laid. The front yard features beautiful garden beds with well established perennials.

The main floor boasts a retro themed kitchen /dining area, good sized living room, 2 nice sized bedrooms and a 4 piece bathroom.

The 2nd floor loft is one of the house's best features! Enjoy your own private area that includes a large master bedroom, office area, 2 walk-in closets and built in cupboards.

The basement includes a nice sized family room, a 4th bedroom, an unfinished bathroom ready for your ideas, a laundry room, cold storage and a cedar sauna room.

You can't beat this price for this awesome house in this great location.

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

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