



Nordmark Realty (1985) Ltd.

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

www.flinflonrealestate.com

342 Queen Street, Flin Flon, MB

STYLE: 3 Level Split	LOT SIZE: 62.5f. X 122.6f.
AGE:1971 / 1986	HEAT TYPE: Electric Forced Air
BEDROOMS: 4 BATHROOMS: 3	UTILITIES: 200 Amp & Garage Wied for 240 Amp
GARAGE: Double Det. (24f. X 36f.) - Heated	HYDRO COSTS: \$340.00/Month Equalized Pmt.
TAXES: \$5175.09 (2019)	LIST PRICE: \$225,000.00

***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"> • Entryway • Kitchen • Dining Room • Living Room 	UPPER: <ul style="list-style-type: none"> • Bedroom 2 • Bedroom 3 • 4 Piece Main Bathroom • Master Bedroom • 2 Piece Ensuite Bathroom 	LOWER: <ul style="list-style-type: none"> • Family Room • Bedroom4 • 3 Piece Bathroom • Laundry Room

REMARKS: A lovely split level family home, located on a large landscaped lot on a bus route, close to School, (K-8) and park. The back entrance opens to a well planned kitchen with oak cabinetry, featuring a large central island complete with cooktop. The dining room located adjacent to the kitchen provided ample room for comfortable dining and entertaining. Next to the dining room the plan flows to a large and comfortable living room. The upper level provides 2 nice sized bedrooms and the nicely appointed, 4 piece main bathroom and is completed with the master bedroom, featuring 2 closets plus a 2 piece ensuite bathroom. The lower level consists of a good sized family room, plus bedroom 4, a 3 piece bath with shower and the laundry room. The 24f. X 36f. garage is insulated, finished and heated (propane). The house also includes air conditioning and a central vac. system with a kick sweep in the kitchen. The back yard includes a 12f. X 14f. deck and provides ample parking plus parking across the back lane with a plug in for a vehicle or camper.

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

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Upgrades include; kitchen flooring - 2016, upstairs flooring - 2019, trims - 2019, shingles - west side in 2020, east side in 2011. The smoke alarms were replaced in 2020 and the main bathroom was completely renewed in 2017.

Included in this package are; the range (2018), cooktop, dishwasher (2018), washer (2017), dryer (2017), 60 Gallon hot water (2017), microwave, reverse osmosis drinking water system, freezer and window coverings. This is an excellent opportunity to own a great family home that is in great condition and waiting for its new family!!!

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