



Nordmark Realty (1985) Ltd.

116 Main Street Flin Flon Manitoba, R8A 1K1 Ph: 204-687-6324 Fax: 204-687-6325

www.flinflonrealestate.com

357 Princess Blvd, Flin Flon, MB

STYLE: Bungalow	1076 S.F approx	LOT: 50f. X 150f.
AGE: 1945/1962/2007.		HEAT TYPE: Electric F.A. & Electric Basebd.
BEDROOMS: 4	BATHROOMS: 2	UTILITIES: 200 Amp Service
GARAGE: Large Dble - Insulated - In -floor Heat		HYDRO COSTS: To Be Verified
TAXES: \$3859.83 (2016 Gross)		LIST PRICE: \$160,000.00 (New)

MAIN: <ul style="list-style-type: none"> • Back Entry With Closet • Living Room • Dining Area • Kitchen • Master Bedroom • Bedrooms 2 & 3 • 4 Piece Bathroom 	/LOWER: <ul style="list-style-type: none"> • Rec. Room • Bedroom 4 • Laundry Room • 3 Piece Bathroom (Shower) • Cold Storage 	EXTRAS: <ul style="list-style-type: none"> • Large Wrap- Around Trex Deck • New windows, new siding, new shingles (2007) • Garage - (X) - 2009
--	--	--

REMARKS: This home is located in a great neighborhood one block from school (K- 8) and close to the park and aqua-centre. A large back entryway leads to the master bedroom with 2 closets and then on to bedrooms 2 & 3, plus a lovely ceramic tiled 4 piece bathroom. The kitchen, boasting new cabinetry and countertops, looks out to a combined living room/dining area, featuring beautiful hardwood flooring. The basement development includes a rec room, a 4th bedroom, a laundry room, a 3 piece bathroom with tiled shower and storage. The double detached garage is 80% insulated and features in floor heating a 17.5 f. Overhead door and 10 f. Ceiling. Fridge, stove, dishwasher, washer, dryer and freezer are included.

Del Ward cell: **204-271-4114** Chad Plamondon cell: **204-271-2729**

NORDMARK REALTY (1985) Ltd. 116 Main Street Flin Flon
ph:204-687-6324 fax:204-687-6325 nordmark@mymts.net