



Nordmark Realty (1985) Ltd.

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

www.flinflonrealestate.com

363 Queen Street, Flin Flon, MB

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|---|---|
| STYLE: Bi-Level 960 s.f. | LOT SIZE: 50f x 150f |
| AGE: Approx. | HEAT TYPE: Electric F.A. & Baseboard |
| BEDROOMS: 3 BATHROOMS: 2 | UTILITIES: 200 Amp Service |
| GARAGE: Double Detached - Insulated/Finished | HYDRO COSTS: Ave./Month - \$225.00 |
| TAXES: \$2623.60 (2020) | LIST PRICE: \$179,000.00 |

***All measurements are approximate and should be verified by the buyer, if accurate measurement is important to a buying decision.**

| MAIN: | LOWER: | EXTRAS: |
|--|---|---|
| <ul style="list-style-type: none"> ● Front Entrance with Closet ● Side Bi-level Entrance ● Kitchen ● Dining Room ● Living Room ● Master Bedroom ● Bedroom 2 ● 4 Piece Bathroom | <ul style="list-style-type: none"> ● Family Room ● Bedroom 3 ● 3 Piece Bathroom ● Larger Laundry Room ● Under Stairs Storage ● Utility Room | <ul style="list-style-type: none"> ● Fridge ● Stove ● Clothes Washer ● Clothes Dryer ● Dishwasher ● Microwave ● Window Coverings |
| | | |

REMARKS: A very well maintained home in excellent condition, located close to school and park, on a level lot, landscaped with brick patio and garden. The side entrance leads to a compact and well laid out kitchen, & on to the dining room, opening to a comfortably sized living room with a huge front window with casement openings. The front entrance includes an ample closet for outerwear. The hallway with a pantry, linen closet, & a second closet leads to the master bedroom with double closets, bedroom 2 and the 4 piece bathroom. The fully developed basement includes the family room, the 3rd bedroom with a walkin closet, a 3 piece bathroom with a shower, a huge laundry room, a utility room with ample storage. The detached 24f. X 24f. Garage is insulated & finished with a 16 f. Overhead door with auto opener. A great opportunity to own a home in great shape at an excellent price.

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

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