



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

364 Queen Street, Flin Flon, MB

STYLE: Raised Bungalow 1045 s.f Approx	LOT: 50' x 150'
AGE: 1965 approx	HEAT TYPE: Electric F/A
BEDROOMS: 3 BATHROOMS: 2	GARAGE: 26' x 30' Detached
TAXES: \$4291.44 2015 Gross	HYDRO COSTS: \$167.28 per mo/12 mo average
UTILITIES: 200Amp service	LIST PRICE: \$220,000.00

MAIN: <ul style="list-style-type: none"> • Back Entrance • Kitchen • Dining Room • Living Room • Bathroom- 4 piece • Master Bedroom • Bedroom 2 • Bedroom 3/Office 	Lower: <ul style="list-style-type: none"> • Rec Room • Wet Bar • Built in Wood Fireplace • Supplemental Electric Baseboard heat • Laundry/Storage/Utilities • 3 Piece Bathroom-Shower • Office/Storage Area 	EXTRAS: <ul style="list-style-type: none"> • Sunroom West Side-3 Season • 3 Panel • Air Cleaner • Central A/C • Fridge, Stove, Washer, Dryer, Dishwasher, Drapery, all Included
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REMARKS: Everything you need in a great neighbourhood. This 3 bedroom 2 bathroom home has updated windows in the kitchen and bedrooms. Entrance to the home from the west brings you in through a decorative glass door into the kitchen on your right. It has a U-shape and plenty of oak cupboards with laminate counter tops and vinyl flooring. Past the kitchen is the dining room, which opens through french patio doors to a beautiful 3 season sunroom that gives you over 230 s.f of additional 3 season living space. The living room faces East, and has wood laminate flooring. Rounding out the main floor is the 4 piece bathroom, Master bedroom, Bedroom 2 and 3. Downstairs you come into a very large and accommodating, carpeted rec room, with wood burning fireplace. It has a wet bar for entertaining. Here you will also find the laundry utilities, along with an additional office/storage area.

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

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