



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

370 Creekside Drive, Flin Flon, MB

STYLE: Bi-Level	1700 S.F approx	LOT: 186.92' Wide X 47.5' Deep
AGE: 1985		HEAT TYPE: Baseboard Electric
BEDROOMS: 3	BATHROOMS: 2	UTILITIES: 200 Amp Service & 125 Amp Sub. Central Air & Central Vac.
GARAGE: Large Double Attached		HYDRO COSTS: \$212.00?Month EPP
TAXES: \$4,440.00 Net 2016		LIST PRICE: \$221,000.00

MAIN: Bi-Level Entrance Living Room (Wood Fireplace) Large Kitchen & Dining Area 4 Piece bathroom Master Bedroom /Double Closets Bedroom 2	LOWER: Large Entry Foyer/2 Closets Huge Family Room 4 Piece Bathroom/Jet Tub Large 3rd Bedroom Laundry/Utility Room	EXTRAS: 60 Gallon Hot Water (25 Yr Guarantee) All Main Floor Windows Upgraded Paved Driveway Front Concrete Sidewalk to Entrance Hot & Cold outside Water hose bibs
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REMARKS: A great house in a great quiet location close to park, school (K-8) and aqua centre. This home has been well cared for including upgrades to main level windows, a large attached garage with 2X6 construction, insulated and finished interior and new shingles on the house installed 6 years ago.

The entrance from the driveway and from the attached garage leads to a large ceramic tiled entry foyer complete with double closets providing ample room for jackets & footwear. The foyer opens to a huge family room with plenty of room for the family as well as entertaining guests. A four piece bathroom complete with a jet tub, a large bedroom and a laundry room complete this level. The main level feature a wood burning fireplace in the living room, a large kitchen featuring plenty of oak cabinets and dining area with patio doors leading to a 14' X 16' west facing deck ideal for the barbeque and soaking up the summer sun. A spacious master bedroom with double closets & laminate flooring, bedroom 2, & a four piece main bathroom with ceramic tiled floor complete the main level. Fridge, stove, dishwasher, washer, dryer, microwave & 2 satellite dishes included.

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

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