



# Nordmark Realty (1985) Ltd.

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[www.flinflonrealestate.com](http://www.flinflonrealestate.com)

## 383 Princess Blvd. Flin Flon, MB

<b>STYLE:</b> Split Level	<b>1322 S.F</b>	<b>LOT:</b> 48' X 150'
<b>AGE:</b> 1972		<b>HEAT TYPE:</b> Electric Hot Water Radiant
<b>BEDROOMS:</b> 3	<b>BATHROOMS:</b> 2	<b>UTILITIES:</b> 200 Amp Service
<b>GARAGE:</b> Detached Double - 480 s.f.		<b>HYDRO COSTS:</b> \$325.00/ Month - Average
<b>TAXES:</b> \$2967.81 (2017)		<b>LIST PRICE:</b> \$194,900.00

<b>MAIN:</b> <ul style="list-style-type: none"> <li>• Front and Side Porch Entries</li> <li>• Kitchen &amp; Dining</li> <li>• Living Room</li> </ul>	<b>UPPER:</b> <ul style="list-style-type: none"> <li>• Master Bedroom</li> <li>• Bedroom 2</li> <li>• Bedroom 3</li> <li>• 4 Piece Bathroom</li> </ul>	<b>LOWER:</b> <ul style="list-style-type: none"> <li>• Family Room</li> <li>• Laundry Room</li> <li>• 2 Piece Bathroom</li> </ul>
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**REMARKS:** A lovely lot and a lovely house located in a desirable Willowvale location close to School, (K to 8), park and aqua centre. The side entrance leads you to a spacious kitchen with wall oven and island cooktop and plenty of oak cabinets, plus a dining area overlooking the front lawn. The roomy and comfortable living room with a vaulted ceiling completes the main level.

The upper level overlooking the living room is comprised of the master bedroom, bedrooms 2 and 3 and a newly renovated 4 piece bathroom.

The lower level includes a large family room, . The laundry room and a spacious and nicely appointed 2 piece powder room.

The landscaped yard includes a back patio, and is well treed, perfect for the family outdoor activities.

Fridge, stove, dishwasher, clothes washer and clothes dryer are included.

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

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