



# Nordmark Realty (1985) Ltd.

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

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

## 404 4th Avenue, Creighton, SK

<b>STYLE: Bungalow</b> <b>720 s.f. Approx.</b>	<b>LOT SIZE: 50 f. X 110 f.</b>
<b>AGE: 1950</b>	<b>HEAT TYPE: Electric Baseboard (Heated Crawl)</b>
<b>BEDROOMS; 2 BATHROOMS: 1</b>	<b>UTILITIES: 200 Amp Service</b>
<b>GARAGE: Detached Double</b>	<b>HYDRO: House- \$250.00/ Month Average Garage- \$40.00/ Month Average</b>
<b>TAXES: \$1030.77 (2020)</b>	<b>LIST PRICE: \$140,000.00</b>

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

<b>MAIN:</b> <ul style="list-style-type: none"> <li>● Back Porch/Entry &amp; Closet</li> <li>● Laundry Room</li> <li>● Kitchen</li> <li>● Living Room</li> <li>● Master Bedroom</li> <li>● Bedroom 2</li> <li>● 4 Piece Bathroom</li> </ul>	<b>GARAGE:</b> <ul style="list-style-type: none"> <li>● Built in 1983</li> <li>● 600 s.f.</li> <li>● Insulated &amp; Heated</li> <li>● Separate Electrical Panel</li> <li>● Full Set of Cabinets</li> </ul>	<b>EXTRAS:</b> <ul style="list-style-type: none"> <li>● Huge 670 s.f. Deck</li> <li>● Metal Roof, soffits, Facia</li> <li>● Newer PVC Windows</li> <li>● Heated Crawl Space</li> <li>● New Hot Water Tank 2018</li> </ul>

**REMARKS:** This well cared for and nicely decorated home has been upgraded on both the exterior and interior. A spacious entryway with closet for outdoor wear and a separate laundry room leads to a very attractive open design kitchen with laminate flooring, featuring new up to date cabinetry, countertop, backsplash and fixtures. The kitchen opens to a comfortable and spacious living room as part of the open design. The master bedroom, bedroom 2 and a nicely appointed four piece bathroom with ceramic tile completes the main floor living space. Recent upgrades include a new garage door opener, garage eaves troughing, a new pantry and a new baseboard heating system. Fridge, stove, washer, dryer, and dishwasher are included.

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

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