



# Nordmark Realty (1985) Ltd.

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

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

## 43 Banting Court, Creighton, SK

<b>STYLE: Mobile Home 16ft. X 76ft. (1216 s.f.)</b>	<b>LOT SIZE: Leased</b>
<b>AGE: 2008</b>	<b>HEAT TYPE: Electric Forced Air</b>
<b>BEDROOMS: 3 BATHROOMS: 2</b>	<b>UTILITIES: 200 Amp Service</b>
<b>GARAGE: Portable</b>	<b>HYDRO COSTS: \$325.00/Month Equalized</b>
<b>MONTHLY LOT FEE: \$220.00</b>	<b>LIST PRICE: \$114,000.00</b>

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

<b>MAIN:</b>	<b>OPTIONAL:</b>	<b>EXTRAS:</b>
<ul style="list-style-type: none"> <li>• Side Entryway</li> <li>• Laundry &amp; Storage Closet</li> <li>• Open Plan Kitchen and Living Room</li> <li>• Bedroom 1</li> <li>• Bedroom 2</li> <li>• 4 Piece Bathroom</li> <li>• Master Bedroom</li> <li>• Ensuite Bathroom</li> </ul>	<ul style="list-style-type: none"> <li>• Securtek Alarm System</li> </ul>	<ul style="list-style-type: none"> <li>• Garden Shed</li> <li>• 2 Decks</li> <li>• Window Blinds</li> <li>• Bell Satellite Dish</li> <li>• Washer, Dryer, Fridge, Stove, Dishwasher, Microwave</li> </ul>

**REMARKS:** The entrance from the side deck brings you into the laundry/mudroom with ample closet space that leads you into a bright and spacious open plan kitchen, dining and living room area, featuring a vaulted ceiling. The kitchen has oak cabinetry and vinyl floor covering. The comfortable living room has laminate flooring. The floor plan includes a good sized front bedroom, a nice four piece bathroom and a smaller 2nd bedroom that could also make a good office. The master bedroom with a vaulted ceiling and double size closet includes an ensuite bathroom with a soaker bathtub and a walk-in shower. Recent upgrades include a new hot water heater (Jan. 2020), new flooring in the living room & bedroom in 2019, a new fridge in 2018 and new washer & dryer in 2017. All this creates a very comfortable home available at a very comfortable price!!

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

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