



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

46 Adams Street, Flin Flon, MB

STYLE: Bungalow 855 s.f.	LOT SIZE: 40f. X 100f.
AGE: 1946	HEAT TYPE: Electric Forced Air
BEDROOMS: 2 BATHROOMS: 1	UTILITIES: 200 Amp Service
GARAGE: Detached Single (With Power)	HYDRO COSTS: \$225.00/Mon. Equalized
TAXES: \$1627.05 (2019)	LIST PRICE: \$58,000.00

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

MAIN:	LOWER:	EXTRAS:
<ul style="list-style-type: none"> ● Porch/Entry ● Kitchen ● Dining Room ● Living Room ● Bedroom 1 ● Bedroom 2 ● 4 Piece Bathroom 	<ul style="list-style-type: none"> ● Laundry ● Storage ● Sump Pump 	<ul style="list-style-type: none"> ● Washer ● Dryer ● Refrigerator ● Garage Door Opener ● Stove ● Shed ● Window Coverings

REMARKS: This home located on a corner lot has been very well cared for and boasts a new single garage built 4 years ago. The porch entryway brings you to the galley style kitchen that opens to a nice sized dining room as well as to a spacious living room with a large picture window. The 4 piece bathroom is recently renovated with a 5 ft. walk-in shower with a U-Tile finish and plenty of storage. The furnace has been upgraded with a new motor and relays in 2019. The appliances are included and the furniture contents are negotiable. A great starter home or a comfy and affordable retirement home.

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

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