



# Nordmark Realty (1985) Ltd.

116 Main Street Flin Flon Manitoba, R8A 1K1 Ph: 204-687-6324 Fax: 204-687-6325

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

## 541 South Hudson Street, Flin Flon, SK

<b>STYLE: Bi Level w/ two storey addition</b> <b>1208S.F Main 532 s.f Upper approx</b>	<b>LOT: 2 lots/ 62' x 140' and 56'x140' approx</b>
<b>AGE: 1945/67/98 Approx.</b>	<b>HEAT TYPE: Propane Furnace and wood stove</b>
<b>BEDROOMS: 3 BATHROOMS: 2</b>	<b>UTILITIES: 200 A</b>
<b>GARAGE: 24'x32' attached and Single Detached</b>	<b>HYDRO COSTS: \$156.72 per mo/12 month average</b> <b>PROPANE: \$31.18/mo 2016 average</b>
<b>TAXES: \$3788.37 2016 Gross Approx</b> <b>\$916.11 2016 Gross</b>	<b>LIST PRICE: \$215,000</b>

<b>MAIN: 1208 s.f.</b> <ul style="list-style-type: none"> <li>● 4 Piece Bathroom</li> <li>● Kitchen <ul style="list-style-type: none"> <li>○ Moveable island</li> </ul> </li> <li>● Dining Room-wood laminate</li> <li>● Living Room-wood laminate <ul style="list-style-type: none"> <li>○ Garden doors to deck</li> </ul> </li> <li>● Master Bedroom-carpet <ul style="list-style-type: none"> <li>○ 3 Piece En-suite-vinyl</li> <li>○ Jetted Tub</li> <li>○ Large Closet</li> </ul> </li> </ul>	<b>UPPER: 532 s.f.</b> <ul style="list-style-type: none"> <li>● Bedroom 2-carpet</li> <li>● Bedroom 3-carpet</li> </ul> <b>LOWER-Walk out</b> <ul style="list-style-type: none"> <li>● Rec Room-Storage</li> <li>● Utilities</li> <li>● Hot water(2012)/Furnace</li> </ul>	<b>EXTRAS:</b> <ul style="list-style-type: none"> <li>● Pacific Energy Wood Stove</li> <li>● Double attached garage</li> <li>● Single detached garage</li> <li>● Double Lot</li> <li>● Fridge, Stove, washer, dryer, dishwasher included</li> <li>● Maple Cupboards</li> <li>● Ground level patio-back yard</li> <li>● 2 Pane Low e Argon windows</li> </ul>
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**REMARKS:** A great hideaway on the Saskatchewan side of Flin Flon! This house was built from the foundation up with a two storey addition, in 1998. The main entrance is from the attached, insulated, double garage. You will step up past the 4 piece bathroom on your left, and into the open concept kitchen, dining room and living room. Here you find easy to clean wood laminate floor and maple hardwood cupboards. For the extra prep space you may or may not require, the kitchen island is moveable. Relaxing next to the pacific energy wood stove in the living room you will enjoy an abundance of natural light through the double pane low-e argon windows. The master bedroom rounds out the main floor. Here there is an enormous three piece en-suite, featuring a jetted tub, and large closet. Off the living room and upstairs you find two very large bedrooms, which are carpeted. Downstairs you have a walkout rec/room storage room, with the utility room, and hot water tank. The flooring here is an industrial rubber, perfect for whatever you can throw at it. Bring on the toys! You have all the space you need on the double lot, and you will find an additional detached garage and ground level patio. Mature trees front the property offering seclusion when you need it.

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

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ph:204-687-6324 fax:204-687-6325 nordmark@mymts.net