



Nordmark Realty (1985) Ltd.

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576 Broderick Avenue, Creighton, SK

STYLE: Framed --- 1600 S.F.	LOT:.3Acre 6'High Fenced Back Yard
AGE: 2009	HEAT TYPE: Electric Radiant In-Floor
BEDROOMS: 3 BATHROOMS 1	UTILITIES: 200 Amp - 40 gal. Hot Water Tank
TAXES: \$2446.13 (Net 2014)	HYDRO COSTS: \$261.36/Mon. (12 Month Average)
GARAGE: None	LIST PRICE: \$135,000.00

MAIN: <ul style="list-style-type: none"> • Kitchen • Dining Area • Living room • Master Bedroom • Bedrooms 2 & 3 • 4 Pce.Bath 	FEATURES: <ul style="list-style-type: none"> • R40 Wall Insulation • R44 Ceiling Insulation • Triple Pane Argon Windows 	<ul style="list-style-type: none"> • Snap Lock Metal Roof • In-Floor Radiant Heat • Concrete Patio 15' x 28'r
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REMARKS: Located on a quiet cul de sac, on a huge lot complete with vegetable garden, fish pond with waterfall, and fully fenced (6' high) yard, this 1600 s.f. uniquely constructed, 3 bedroom open plan spacious home is "must see" family home. The side entrance with closet opens to the kitchen featuring maple cabinetry and dining area then leads you to a huge living room. The main level is completed with the master bedroom, bedrooms 2 & 3, a four piece bathroom and the storage/utility room.

The unique straw bale construction of this house results in a highly energy efficient dwelling. Blueprints and building plans are available.

The fridge, stove, washer, dryer, are included. A great family home at a great price!

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

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