



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

623 Bereskin Ave, Creighton, SK

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| STYLE: One Storey | 1327 S.F approx | LOT: double lot 24.2m x 45.66m |
| AGE: 1979 Approx. | | HEAT TYPE: Elec F/A and supplement Wood Stove |
| BEDROOMS: 3 | BATHROOMS: 1 | UTILITIES: 200A Service |
| GARAGE: 24'x30' insulated/heated | | HYDRO COSTS: \$287.52/mo 12 mo average |
| TAXES: \$2005.15 2017 Gross | | LIST PRICE: \$219,000 |

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| MAIN: <ul style="list-style-type: none"> ● Kitchen ● Dining ● Living Room ● Master Bedroom-carpet ● BR 2-wood laminate ● BR 3-wood laminate ● 4 Piece Bathroom-ceramic tile | LOWER: <ul style="list-style-type: none"> ● Rec Room-carpet ● Utility Room ● Storage ● Wood Stove <ul style="list-style-type: none"> ○ Burns two cords of wood per winter approx | EXTRAS: <ul style="list-style-type: none"> ● Double Lot ● Deck on Front and Back ● Double Garage <ul style="list-style-type: none"> ○ Propane Heated ○ Insulated ● Wood Stove ● PVC Windows ● Hot Water tank-2016 ● Shed ● Central A/C |
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REMARKS: This home sits on a large double lot on a quiet side street, in beautiful Creighton Saskatchewan. You enter the side door from the back deck/grilling area. On the main floor you have a very accommodating kitchen, with a huge pantry. This opens up to the dining room, which features access through garden doors, to the second deck on the front of the house. Off the dining room you have an enormous living room with ample amounts of morning sun through the large picture window facing east. Down the hall brings you to the master bedroom which is carpeted. The four piece bathroom has ceramic tile flooring. Here you also find bedroom two and three, both with wood laminate flooring. Three pane pvc windows are found throughout the main level. Downstairs you will have another rec room, the laundry room, and utility rooms and storage. The heating was upgraded to an energy efficient electric forced air furnace, with ducting, to allow for central air conditioning which was also installed. Windows, doors, siding, soffit and fascia are less than 10 years old. The back yard is partially fenced and private. This could be the Creighton home you were waiting for. Call for a private viewing today!

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

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