



Nordmark Realty (1985) Ltd.

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71 Blondies Beach Road E. Lake Athapapuskow, MB

STYLE: Cottage	1093 S.F approx	LOT: 100 F. X 150 F.
AGE: 1983		HEAT TYPE: Electric BaseBd. & Wood Back-up
BEDROOMS: 2	BATHROOMS: 1	UTILITIES: 200 Amp Service
GARAGE: 24 F. X 28 F.		HYDRO COSTS: \$157.00/ Month (Average)
SHOP: 12F. X 12F.		
TAXES: \$1215.55 (2017)		LIST PRICE: \$335,000.00

MAIN: <ul style="list-style-type: none"> ● Porch/Entrance ● Kitchen ● Dining ● Living Room ● Master Bedroom ● 4 Piece Bathroom 	UPPER: <ul style="list-style-type: none"> ● Bedroom 2 ● Office/Den 	EXTRAS: <ul style="list-style-type: none"> ● Fridge ● Stove ● Dishwasher ● Washer ● Dryer ● Wood Stove
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REMARKS: You'll have an awesome westerly view of beautiful Lake Athapapuskow from the expansive front deck of this great lake property and it's only steps from the water and dock. Entrance from the back porch complete with closet, cupboards, laundry area and pantry, brings you to an open design kitchen with plenty of cabinetry plus a peninsula and then on to a lovely dining area overlooking the water. Next is a very comfortable living room with patio doors leading to the front deck. Every living area of this property embraces the water view. The spacious master bedroom and the 4 piece bathroom with separate tub and shower completes the main level. The upper level includes a large 2nd bedroom and a den/office. This property is a "Must See" for anyone planning to live at the lake!!

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

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