



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

72 Windsor Ave, Flin Flon, MB

STYLE: Raised Bungalow	1005 S.F approx	LOT: 106.4' x 81.55'
AGE: Approx.		HEAT TYPE: Elec F/A and Elec BB
BEDROOMS: 3	BATHROOMS: 2	UTILITIES: 200A
GARAGE: detached 24'x30' Insulated Heated (propane)		HYDRO COSTS: \$192.90/m0 12 mo avg.
TAXES: 2016 Gross \$4868.58		LIST PRICE: \$179,000

MAIN: <ul style="list-style-type: none"> • Eat in Kitchen-hardwood • Living Room-hardwood • Master Bedroom-hardwood • BR2-hardwood • BR3-hardwood • 4 Piece Bathroom-vinyl 	LOWER: <ul style="list-style-type: none"> • 3 Piece Bathroom (shower) • Rec Room-carpeted • Utility Room • Sump pump • Storage room 	EXTRAS: <ul style="list-style-type: none"> • 3 Season Sun Room • Corner Lot • Hot Water Heater replaced 2014 • Fridge, Stove, Washer, Dryer, Included. • 3 Pane pvc windows main floor
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REMARKS: This is a beautifully maintained 3 bedroom home in the Birchview neighbourhood. Enter through the 3 season sun room on the southeast side of the house. On the main floor you have a very accommodating eat in kitchen, with oak cupboards and vinyl flooring. Increase your privacy by closing french doors separating the dining from the living room, or leave them open for the open concept feeling. The hard wood flooring is well maintained and found throughout the main floor living room, hallway and bedrooms. The 4 piece bathroom features vinyl flooring. Throughout the main floor you will find updated 3 pane pvc windows. Downstairs you can cozy up in the study or rec room, with the plush carpeted flooring, and supplemental baseboard heating to keep the chill away. Here you also find the utility and storage rooms. Outside the exterior is covered in mixed vinyl siding and stone facade, with asphalt shingles. Not leaving anything out, in the back you will have double detached insulated two stall garage, heated with a propane hot dawg heater. This home is very close to the Flintoba shopping centre, and just a couple blocks from the rotary wheel park and municipal campgrounds. Pictures don't do justice, come see it in person! Make an appointment for a viewing today.

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

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