



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

73 Green Street, Flin Flon, MB

STYLE: Raised Bungalow With Basement Suite	LOT: 50f. X 140f.
AGE: Approx.	HEAT TYPE: Electric Forced Air
BEDROOMS: 3 BATHROOMS: 2	UTILITIES: 200 Amp
GARAGE: Detached Double	HYDRO COSTS: \$275.00/Month (Average)
TAXES: \$1954.80 (2018)	LIST PRICE: \$135,000.00

MAIN:	LOWER:	EXTRAS:
<ul style="list-style-type: none"> • Porch/Entryway • Kitchen • Laundry Room • Living Room Master Bedroom • Bedroom 2 • 4 Piece Bathroom 	<ul style="list-style-type: none"> • Entrance/Hallway • Kitchen • Living Room • Bedroom • 4 Piece Bathroom • Utility Room & Storage 	<ul style="list-style-type: none"> • Main Level - Microwave, Stove, Washer, Dryer, Freezer • Lower level - Fridge, Stove • Garden Shed • Patio • New 60 Gallon Hot Water Tank • Central Air Conditioning

REMARKS: This well maintained and nicely landscaped home is ready to welcome it's new family. The back porch entry leads you to a spacious eat-in kitchen with the main floor laundry room adjacent to it. The kitchen opens to a nicely decorated and comfortable living room. The main level floor plan is completed by the master bedroom with double closets, a good sized 2nd bedroom and a well appointed 4 piece bathroom.

The lower level that has the potential to be a good source of income, has a separate outside entrance with hallway and closet includes an efficient kitchen, a comfortable living room, the single bedroom and a nice 4 piece bathroom.

The exterior is in excellent condition with vinyl siding, asphalt shingles & updated double glazed windows. The garage has new Metal Roofing, and is insulated and is heated with an oil furnace. There is parking beside the garage that will easily handle two vehicles.

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

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