



# Nordmark Realty (1985) Ltd.

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[www.flinflonrealestate.com](http://www.flinflonrealestate.com)

## 80 Tweedsmuir Street Flin Flon, MB

<b>STYLE:</b> Bungalow	<b>1084 S.F approx</b>	<b>LOT: 49.5f. X 105 f.</b>
<b>AGE:</b> 1937/ 2006/2007		<b>HEAT TYPE:</b> Electric Plus Pellet Stove (Optional)
<b>BEDROOMS:</b> 2	<b>BATHROOMS:</b> 1	<b>UTILITIES:</b> 200 Amp Srevice
<b>GARAGE:</b> 20f. X 28f. Detached Double		<b>HYDRO COSTS:</b> \$203.00/Month Equalized
<b>TAXES:</b> \$1663.54 (2018)		<b>LIST PRICE: \$149,000.00</b>

<b>MAIN:</b> <ul style="list-style-type: none"> <li>• Porch /Entry</li> <li>• Kitchen</li> <li>• Dining Area</li> <li>• Living Room</li> <li>• Master Bedroom</li> <li>• 4 Piece Bathroom</li> <li>• Bedroom 2</li> </ul>	<b>LOWER:</b> <ul style="list-style-type: none"> <li>• Family Room</li> <li>• Spare Room</li> <li>• Craft Room/Storage</li> <li>• Laundry Room</li> </ul>	<b>EXTRAS:</b> <ul style="list-style-type: none"> <li>• 8f X 12f. Garden Shed</li> <li>• Fridge</li> <li>• Stove</li> <li>• Washer</li> <li>• Dryer</li> <li>• Dishwasher</li> <li>• Sump Pump With Battery Backup</li> </ul>
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**REMARKS:** This home reflects the great deal of care put into it both in upkeep and very well done renovations. The back entry porch complete with in-floor heat and closet for outerwear leads to the nicely planned kitchen, with new cabinets featuring roll-out drawers, under-counter lighting and vinyl flooring. The dining area adjacent to the kitchen features white oak flooring as does the spacious and comfortable living room. The master bedroom with complete with a large closet and laminate flooring, Bedroom 2 and a lovely 4 piece bathroom completes the main level. The lower level includes a spacious family room, a spare office room, a craft room with tons of storage and a laundry room.

The awesome 20' X 28' garage has 10' ceilings, is insulated, heated with an electric construction heater and has a 60 Amp service. The new windows are triple pane PVC, shingles are approximately 10 years old and the siding is a combination of stucco and vinyl. This is a fine family home at a great price.

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

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