



Nordmark Realty (1985) Ltd.

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8 Hemlock Drive, Flin Flon, MB

STYLE: Bungalow	1288 S.F	LOT: 65' X 125'
AGE: 1976	HEAT TYPE: Electric Baseboard	
BEDROOMS: 4	BATHROOMS: 2	UTILITIES: 200 Amp Service
GARAGE: Double	HYDRO COSTS: \$250,00/Mon. Average	
TAXES: TBV	LIST PRICE: \$229,000.00	

MAIN: <ul style="list-style-type: none"> • Huge Kitchen/Dining Area • Living Room • Master Bedroom • Bedroom 2 • Bedroom 3 • 4 Piece Bathroom 	UPPER/LOWER: <ul style="list-style-type: none"> • Large Family Room • Bedroom 4 • Storage • 3 Piece Bath - Shower 	EXTRAS: <ul style="list-style-type: none"> • Wood Stove • Two Tier Back Deck With Hot Tub
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REMARKS: This is a very spacious and well cared for home in a great neighborhood, close to schools, park and aqua centre. Recent upgrades include a new kitchen, new flooring throughout, new vanity with two double vessel sinks in the main bathroom, a new ceramic tile and glass shower in the downstairs bathroom and new siding. The entryway from the large back deck leads you past the main level laundry/mudroom and into a huge and lovely kitchen and dining area and then opens to a large south facing living room. The main level is completed with the master bedroom, bedrooms 2 and 3 and a 4 piece bathroom.

The lower level includes a large family room with a wet bar, bedroom 4, a beautiful new ceramic tiled and glass enclosed shower/3 piece bathroom, lots of storage and a shop area plus a wood stove for those who love wood heat. The hot tub on the lower level of the back deck and all the appliances are included.

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

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