



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

95 1st Avenue, Flin Flon, MB

STYLE: Bungalow	717 S.F	LOT: 40f. X 120f.
AGE: 1950 Estimated		HEAT TYPE: Electric Baseboard
BEDROOMS: 3	BATHROOMS: 1 & 1/2	UTILITIES: 200 Amp Service
GARAGE: Single Detached		HYDRO COSTS: \$203.00 / Mon. EPP
TAXES: \$1515.94 (2017)		LIST PRICE: \$79,000.00

MAIN:	LOWER:	EXTRAS:
<ul style="list-style-type: none"> • Back Entrance • Kitchen • Living Room • Master Bedroom • Bedroom 2 • 4 Piece Bath With Laundry 	<ul style="list-style-type: none"> • Bedroom 3 • 2 Piece Bath (Shower) • Potential Family Room • Storage • Hobby Area 	<ul style="list-style-type: none"> • New Sewer & Water Lines • Fridge • Stove • Dishwasher • Microwave • Stacked Washer & Dryer • Deep Freeze

REMARKS: This is a well cared for bungalow located on a level lot complete with a single garage with a good concrete floor plus ample parking at the rear for any other need you may have. Entrance from the 30' X 12' treated wood back deck via a nice entry with a closet for outerwear brings you to a spacious and bright eat-in kitchen with new flooring and on into the large comfortable living room also with new flooring. The master bedroom, bedroom 2 and the 4 piece bathroom complete with a laundry area featuring the stacking washer and dryer completes the main level.

The lower level includes bedroom 3, a 2 piece bathroom with a shower unit, a potential family room plus a storage and hobby area. This is a great little home at a great price!

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

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