

2658 Alabama Avenue South



- The open floor plan and tranquil setting of this 3BR/2BA town home make it feel like your own private retreat
- You will love summers on the screen porch, with a peaceful wooded view
- With three levels and more than 1500 sq ft of functional space, this townhome is more spacious and livable than you would expect
- Convenient location close to everything! Great schools! Parks and trails nearby!

\$214,000



PROUDLY MARKETING BY
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See video tour at www.2658Alabama.com

PROPERTY HIGHLIGHTS

- 3 bedrooms on one level, 2 baths, attached single garage
- Open and inviting living space with adjoining peaceful screen porch and private wooded view
- Convenient kitchen with new stainless steel appliances and tile back splash with matching side table
- Big master bedroom overlooking woods
- Hardwood floors in open living/dining room and all three bedrooms
- Lower level family room with closet big enough to be a mini office walks out to back patio
- Handy half bath, laundry and storage closet on lower level walking out to garage
- Rare opportunity to buy in this unique group of only 14 town homes with very little turnover... because people love living here!
- No pet restrictions
- Great neighborhood close to parks, trails, bus line... easy access to highways, shopping and entertainment

APPROXIMATE ROOM DIMENSIONS

MAIN LEVEL	
LIVING ROOM.	19 x 12
DINING ROOM.	19 x 10
KITCHEN.	9 x 11
SCREEN PORCH.	8 x 15

UPPER LEVEL	
MASTER BEDROOM.	16 x 12
BEDROOM.	12 x 10
BEDROOM.	11 x 9

LOWER LEVEL	
FAMILY ROOM.	19 x 12

PROPERTY INFORMATION

YEAR BUILT.	1962
TOTAL FINISHED SQ FT.	1,582
2013 TAXES.	\$2,157

SCHOOL DISTRICT. ST. LOUIS PARK #283

ASSOCIATION DUES. \$346/MO
Includes: snow/lawn care, trash removal, hazard insurance, building exterior, outside maintenance, professional management

AVERAGE ELECTRIC COST.	\$75/MO
AVERAGE GAS COST.	\$56/MO
AVERAGE WATER COST.	\$25/MO