

---Property Highlights---

Charming and well-maintained 4 bedroom – 2 bath rambler located just 2 blocks from Crystal Lake! There are 3 bedrooms on one level, an updated full bath, lots of sunlight and a large deck. You'll appreciate the finished walk-out lower level with 4th bedroom, ¾ bathroom, large family room and an additional office/den. Enjoy the seasonal day and nights on the spacious deck and fenced backyard!

Main Level Living

- ◇ Spacious and sun-filled rooms with plush carpet and neutral décor
- ◇ The living room is open to the dining area and has a lovely fresh feel
- ◇ The kitchen wall has been opened and is updated with new countertops, stainless appliances, tiled floor and ceiling fan
- ◇ There are 3 sizable bedrooms on this level with large closets and the master featuring hardwood floors
- ◇ The updated full bath features dual sinks, tiled floor and tub surround

Lower Level Living

- ◇ The walk-out lower level is fully finished with a large family room with wood accent wall – ready for a wonderful family movie night!
- ◇ The 4th bedroom is located here with large daylight/lookout windows and large closet; perfect for guests or the older child that wants a space all their own!
- ◇ A convenient ¾ bath is located just off the family room
- ◇ You'll love the additional space that's perfect for an office/den/bonus room

General:

- ◇ New hot water heater February 2015
- ◇ The backyard is fully fenced and offers all day sun!
- ◇ Perfectly located just 2 blocks from lovely Crystal Lake, Sanborn and Hollingsworth Parks!
- ◇ The City of Robbinsdale boasts many area bike/walking trails that your family will love
- ◇ Hop on your bike and explore Victory Memorial Parkway or take a ride around the lake!
- ◇ Enjoy the many area coffee shops and restaurants including:
 - Travail Kitchen
 - Pig Ate My Pizza
 - First Crack Café
 - Caribou
 - Bird Town Café
 - Wuollet's Bakery