

— Welcome to 5553 40th Avenue South —

Charming one-owner home that is neat as a pin! Solid construction and well-cared for 3 bedroom, 1 bath with a lovely fenced backyard sitting across from Morris Park!

Exterior

- ◇ Welcoming 1.5 story home with well-manicured lawn front and back
- ◇ Fenced backyard with beautiful red maple tree and lots of green space
- ◇ Detached 1+car garage with plenty of storage room
- ◇ Located across from Morris Park with playground, wading pool, skatepark, and ballfield

Main Level Living

- ◇ Large living room with hardwood floors under carpet, period coved ceiling, natural woodwork
- ◇ The charming archway leads you to the formal dining room - sunny window and coved ceiling
- ◇ Adjacent to the dining room is the kitchen with 2 sunny windows and access to the outdoors via the side door
- ◇ Bedrooms 1 and 2 are located down the hallway and each boast hardwood floors, large closets
- ◇ The bathroom is ¾ and only needs a shower head plumbed in - you'll appreciate the art-deco tiled flooring

Upper Level Living

- ◇ The landing is spacious and perfect for an office or sitting area
- ◇ Plenty of storage on either side in the knee-wall area
- ◇ The sunny bedroom boasts a walk-in closet!

Lower Level

- ◇ This unfinished space has good ceiling height and plenty of storage space; ready for your finishing ideas! Family Room - 4th bedroom - added bathroom - play area!

General Information

- Hardwood floors through-out the main level under carpeting
- Updated electrical panel - 100 amp service with breakers
- Furnace replaced in 2004
- Fully fenced backyard with a 1+ car garage
- Easy access to the highway to MOA, Airport, and Downtown Mpls
- Just a hop, skip, and a jump away from Minnehaha Park and trails
- Close proximity to 50th St and 34th Ave with wonderful restaurants and shopping
 - Town Hall Lanes - Pizza Hut - Al Vento
 - Oxendale's Market - US Post Office - Nokomis Library