



# American Eagle Realty

## Anderson Property

40214 130<sup>th</sup> St.,  
Kensington, MN 56343

~~\$174,900~~

**\$164,900**

Walk-Out Rambler

Square Footage: 1200 Upper Level  
720 Lower Level  
1920 Total

Bedrooms: 3

Baths: One Full Upper Level  
One Full Lower Level

Year Built: 1984

Living Room: 16' x 12'

Great Room Kitchen / Dining: 24' x 20'

Family Room: 14' 10 x 13' Lower Level

Bedrooms: 12' x 12' Upper Level  
12' x 9' 6 Upper Level  
12' x 10' Lower Level

Laundry: Lower Level

Garage: 24' x 20' Double Tuck-Under

Heating: Propane Forced Air

Monthly Gas Budget: NA

Air Conditioning: Central

Electrical Service: 100 Amp Breakers

Monthly Electric Budget: \$134

Water Softener: Owned

Water: Private Well

Sewer: Private Septic



### Picture-Perfect View

Perched high on a hill, you will be provided with an awesome view of Stevens County. Located 14 miles North East of Morris, this three bedroom two bath rambler features a vaulted ceiling living room and an open floor plan. To view this house for sale just 3 miles south of Kensington, MN call American Eagle Realty today at 320.589.4200 to set up your showing.

Appliances: Refrigerator, Microwave, Stove

Flooring: Laminate, Tile, Carpet, Vinyl

Woodwork: Assorted

Window Treatments: As Shown

Roof: Asphalt Shingles **New Sept 2015**

Exterior: Vinyl

Other Buildings on Site: Garden Shed

**New Electric Service Oct .2015**

Legal Description: 13 126 41 1.00

PT SE1/4SE1/4; COMMAT SE COR OF SEC 13,

W ALONG S LINE OF SEC 13 799.43' TO PT OF

BEG; W ALONG S LINE 155.57', N 280' E

Parcel #: 04-0068-001

2017 Taxes: \$\$1392

Special Assessments: \$65 Solid Waste

Lot Size: 1 Acre



This information is deemed reliable but is not guaranteed.

**Karen Berget** Broker / Owner

**Kyle Berget** Agent/ Owner

CALL: 320.589.4200



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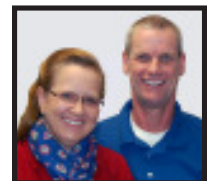
202 East 7<sup>th</sup> Street

Morris, MN 56267

320.589.4200

www.aeRealty.net

E-Mail: info@aerealty.net



*Whether Buying or Selling  
We're Here to Work for You!*