



# American Eagle Realty

## Anderson Property

40214 130<sup>th</sup> St.,  
Kensington, MN 56343  
**\$174,900**



### 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.

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

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

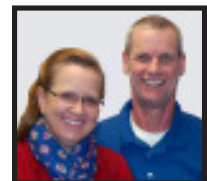
CALL: 320.589.4200



## American Eagle Realty

202 East 7<sup>th</sup> Street  
Morris, MN 56267  
320.589.4200

www.aeRealty.net  
E-Mail: info@aerealty.net



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We're Here to Work for You!*