



American Eagle Realty

Gibson Property

26674 560th Ave.

Alberta, MN 56207

\$249,900

Story and Half Home

Square Footage: 2157 Main Floor

Bedrooms: 4-5

Baths: Two Full On Main Floor

One 3/4 On Upper Level

Year Built:

Living Room: 21' 9 x 17'

Dining Room: 20' x 12'

Kitchen: 16' x 7'

Great Room: 23' 6 x 10' 9

Family Room: 15' x 12' 7 LL

Rec. Room: 23' 9 x 21' 6 LL

Sauna: 6' 8 x 6' 8

Bedrooms: 19' 3 x 12' MF

17' 8 x 11' 6 UL

11' 3 x 10' 4 UL

12' x 9' 3 UL

Office / Den: 13' 2 x 12' MF Could also be a bedroom

Laundry: 14' 9 x 10' Main Floor

Garage: 24' x 23' Attached

Heating: Forced Air

Air Conditioning: Central

Electrical Service: 200 Amp Breakers

Agralite

Water Softener: Rented

Water: Private

Sewer: Private



Country Escape

You won't believe the room inside this 4+ bedroom, 3 bath home - over 2100 sq. ft. on the main floor alone. The open floor plan features a charming eat-in kitchen with a custom made breakfast bar, and has plenty of room for a formal dining table too. There is a large living room, two very large bedrooms and a huge lower level rec room that has a sauna. The grove is very thick offering great protection from the north winds and an added bonus this property comes with your own private beach area on Lake Hattie. To view this house for sale just outside of Alberta, MN call American Eagle Realty today at 320.589.4200 to set up your showing.

Built-in Appliances: Dishwasher, Microwave

Negotiable Appliances: Refrigerator, Stove, Washer, Dryer

Flooring: Hardwood, Tile, Carpet

Woodwork: Assorted

Window Treatments: As shown

Roof: Asphalt Shingles

Exterior: Vinyl

Other Buildings on Site: Detached Garage

Legal Description: 28-124-001 Lts H & J of Gov't Lt 6

Parcel #: 10-0123-001

2017 Taxes: \$1667.00

Special Assessments: \$65 Solid Waste

Lot Size: 7.36 Acres with Lake Access

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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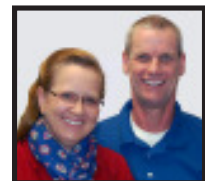
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