



# American Eagle Realty

## Erickson Property

300 1<sup>st</sup> St. East  
Chokio, MN 56221  
\$109,900



Story & 1/4 Home  
Square Footage: 1220 Main Floor  
Bedrooms: 3  
Baths: One 3/4 Main Floor  
One 3/4 Lower Level  
One 1/2 Upper Level

Year Built: 1950  
Living Room: 20' 4 x 19' 5  
Dining Area: 9' x 8'  
Kitchen: 10' x 9'  
Family Room: 36' 5 x 13'1  
Bonus Room: 11' 7 x 8' 9 UL  
Bedrooms: 14' x 13' 8 MF  
13' 1 x 11' 1 MF  
16' 10 x 14' 7 UL  
Laundry: Lower Level  
Garage: Double Detached 24' x 30'

Heating: Forced Air  
Air Conditioning: Central  
Electrical Service: Fuses  
Monthly Electric Budget: \$61  
Water Softener: Rented  
Water: Public  
Sewer: Public

### Bigger than it Looks!

Don't be fooled - this home is roomier than it looks with 3 large bedrooms, 3 bathrooms, a large living room, eat-in kitchen and a spacious lower level it has ample room for all family functions! Located on a corner lot it even has a newer double detached garage. To view this house for sale in Morris, MN call American Eagle Realty today at 320.589.4200 to set up your showing.

Negotiable Appliances: Refrigerator, Stove,  
Washer, Dryer

Flooring: Carpet, Vinyl  
Woodwork: Assorted  
Window Treatments: As Shown  
Roof: Asphalt Shingles  
Exterior: Steel

Legal Description: Bk 2 Lt 16 Dorweiler's Add'n  
Parcel #: 22-0243-000  
2021 Taxes: \$1012  
Special Assessments: \$ 80 Solid Waste  
Lot Size: 78' x 140'



This information is deemed reliable but is not guaranteed.

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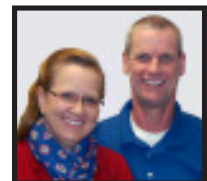
**Karen Berget** Broker / Owner  
**Kyle Berget** Agent/ Owner

CALL: 320.589.4200



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!*