

BRAD HEGGEN REALTY, INC.

107 S. Broadway
Wells, MN 56097
(507) 553-6959
www.bradheggenrealty.com



31268-640TH AVE, HARTLAND, MN

\$229,900

MLS #: 6027661 **Bedrooms:** 5
Lot size: 5.5 Acres **Bathrooms:** 2
Sq. feet: 2,576
Basement: Full, finished
Garage: Double attached, insulated, door openers
Real estate taxes: \$2,160 HS ('17)
Heat/AC: Fuel Oil Furnace, Central Air Conditioning.
Electric service: Breakers
Exterior: Aluminum and Asphalt Shingles
Legal description: Sect-15 Twp-104 Range-023 5.53 AC REV DESC NO 2611 PART OF S1/2 SW 1/4 15-104-23 5.53 ACRES
Parcel number: 20.015.0030
School district: USC (buses from NRHEG and Alden-Conger also pass by this home)
Listing agent/phone: Zoa Heckman—Cell: (507) 317-8689 zoa.bhrealty@gmail.com

FEATURES:

Stove, Washer, Refrigerator, Dryer Dishwasher, Exhaust Fan.

ROOM DIMENSIONS:

Living: 23x14	Bedroom 1: 13x11	Family Room: 27x19
Dining: In Kitchen	Bedroom 2: 12x13	2nd Kitchen: In Family room
Kitchen: 19x14	Bedroom 3: 11x12	Bedroom 4: 13x12
Patio: 16x16	Bathroom: 10x7	Bedroom 5: 13x11
Breezeway: 16x11	Garage: 24x48	Utility room: 13x10

REMARKS:

Take a look at 31268 640th Avenue, Hartland. 5 Bedroom, 2 Bath rambler that has been enjoyed by the same family since it was built. The main floor features large sunny rooms. The country kitchen has newer black appliances, a corner window over the sink, and plenty of counter space and oak cabinets. A walk-in hall cedar closet could easily be converted into a main floor laundry. The large living room has a picture window and a door to the front yard. All 5 bedrooms have large closets. The main floor bath was remodeled in 2010 with double sinks and an oak vanity. A country home needs a breezeway/mud room to isolate the house from Minnesota summers and winters. This home has a nice one between the kitchen and the insulated double garage. The basement has a family room that is open to a 2nd kitchen, a walk-out, a ¾ bath, 2 bedrooms and utility areas. This level is being remodeled with new walls, floors, and fixtures. The 5.5 acres are mowed, landscaped and ready for you to enjoy. There is plenty of room for tools and toys in the 40'x80' shop, 50'x100' Quonset, and the storage building. Located within commuting distance to Alden (10mi), Albert Lea (19mi), Blue Earth (40), Freeborn (4), Mankato (40), Minnesota Lake (21), Waseca (30), Wells (12).



Information herein is deemed reliable, but not guaranteed.
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