

BRAD HEGGEN REALTY

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Wells, MN 56097
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www.bradheggenrealty.com



PROPERTY INFORMATION:

Address:	358-9 th Ave SW, Wells	Price:	\$193,900
MLS #:	6028166	Bedrooms:	3
Lot size:	132x140	Bathrooms:	3-1/2
Sq. feet:	2,755		
Basement:	full, finished		
Garage:	double, attached		
Real estate taxes:	\$2,760 HS ('17)		
Heat:	forced air, natural gas		
Air conditioning:	central		
Electric service:	200-amp breakers		
Exterior:	wood		
Legal description:	Block 1, Lots 4 & 5, Sunset Subdivision		
Parcel number:	30.579.0040		
School district:	United South Central		
Listing agent/phone:	Brad Heggen—Cell: (507) 525-3031		

FEATURES:

Stove:	yes (2)	Washer:	yes	Blinds:	yes
Refrigerator:	yes (2)	Dryer:	yes	Fireplace:	yes
Dishwasher:	yes	Water softener:	yes	Sump pump:	yes
Disposal:	yes	Smoke detector:	yes	City water:	yes
Exhaust fan:	yes	Egress window:	yes	City sewer:	yes

ROOM DIMENSIONS:

Living:	13x20	Bedroom:	14x14	Bathroom:	8x12
Dining:	10x12 & 10x11	Bedroom:	12x13	Bathroom:	7x12
Kitchen:	11x13	Bedroom:	12x15 (LL)	Bathroom:	5x9
Family:	13x18	Rec room:	22x24	Foyer:	5x14
Laundry:	7x10 (+ half bath)	Media room:	12x12	Office:	14x16

REMARKS:

This 3-bedroom, 3.5-bath rambler offers everything you might need on the main floor, including formal living room, family room, formal dining room, informal dining room, office, master bedroom suite, large second bedroom with direct access to hall bathroom, main floor laundry with half bath, solid wood doors throughout, see-through fireplace and kitchen with updated counters, cabinetry, and island. The finished lower level offers a huge rec room, bedroom with egress window, and full bath. Double attached garage, additional off-street parking (concrete), brick patio, stamped concrete covered front entry, and lots of nice landscaping all around the property.



Information herein is deemed reliable, but not guaranteed.
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