

BRAD HEGGEN REALTY

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Wells, MN 56097
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PROPERTY INFORMATION:

Address:	797-2 nd Ave SW, Wells	Price:	\$75,000
MLS #:	6027169	Bedrooms:	3
Lot size:	79x140	Bathrooms:	1.5
Sq. feet:	1,089		
Basement:	full, unfinished		
Garage:	single, attached (10x18) with opener		
Real estate taxes:	\$946 HS ('17)		
Heat:	forced air, natural gas		
Air conditioning:	central		
Electric service:	100-amp breakers		
Exterior:	steel		
Legal description:	Block 6, Lots 7 & 8; Charles N. Andrew's Addition		
Parcel number:	30.210.1070		
School district:	United South Central		
Listing agent/phone:	Brad Heggen—Cell: (507) 525-3031		

FEATURES:

Stove:	yes	Washer:	yes	Blinds:	yes
Refrigerator:	yes	Dryer:	yes	Fireplace:	yes
Dishwasher:	no	Water softener:	yes	Sump pump:	no
Disposal:	yes	Smoke detector:	yes	City water:	yes
Exhaust fan:	no	Egress window:	no	City sewer:	yes

ROOM DIMENSIONS:

Living:	14x16	Bedroom:	11x12 (1)	Bathroom:	6x8
Dining:	10x14	Bedroom:	10x17 (2)	Bathroom:	6x6
Kitchen:	10x14	Bedroom:	10x10 (2)	Back patio:	8x10
Family:		Bedroom:		Side patio:	10x14
Extra room:	6x10	Bedroom:		Landing:	4x4

REMARKS:

3 BR, 1.5 BA house with main floor bedroom, main floor bathroom, and an extra room which could serve as main floor laundry. Other amenities include a large living room/dining room combination, electric fireplace, lots of built-ins, lighted closets, steel siding, two patios, 10x12 shed with concrete floor, mature trees, alley access, and additional parking along driveway. This property is located very close to pool, golf course, Thompson Park and just a few blocks from the new school.



Information herein is deemed reliable, but not guaranteed.
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