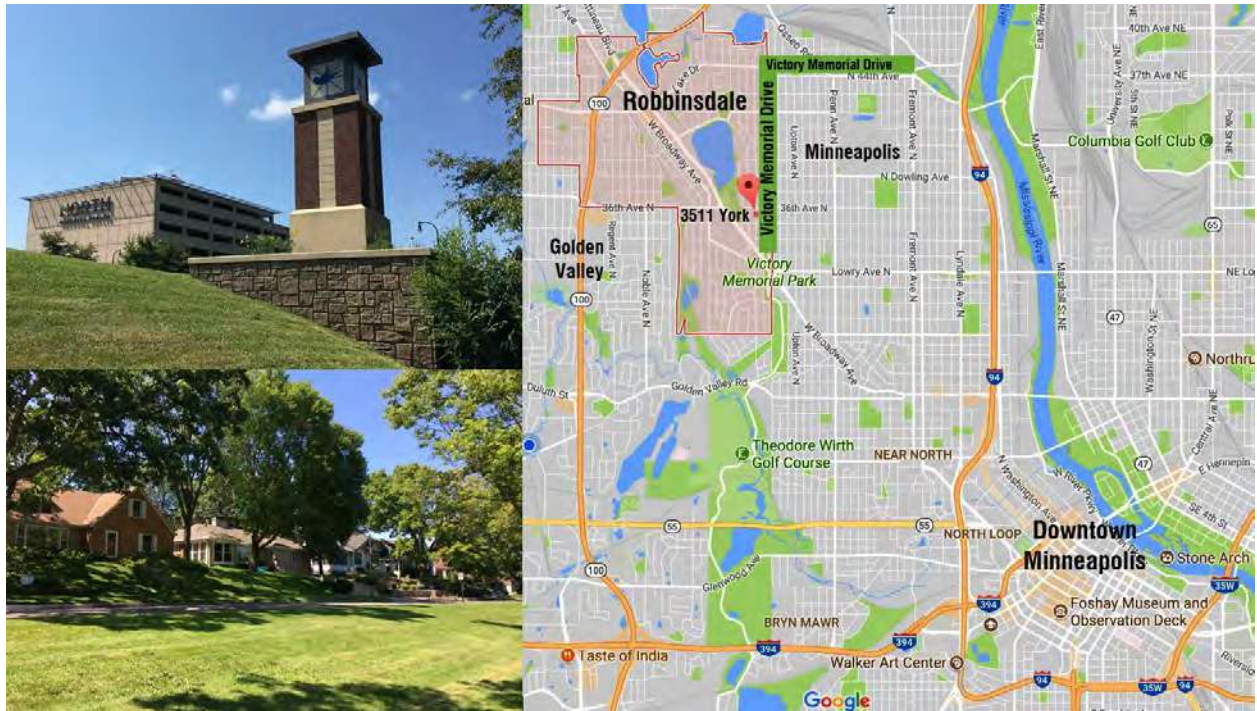


3511 York Avenue North, Robbinsdale



Why the seller has loved living at 3511 York for 54 years...

- The beautiful view living on a hill overlooking Victory Memorial Drive
- Watching people on the parkway and trail system... cycling, walking, jogging, pushing strollers, dog walking, playing catch, football, soccer
- Handy to everything
- Close to Crystal Lake, parks
- Living in small town Robbinsdale, with the Minneapolis parkway out the front door
- Alley driveway so don't have to deal with street traffic
- Room to add double garage
- Nice back yard with good sun for a garden
- Variety of good churches nearby
- Nice walk on the parkway right out the front door
- On the Minneapolis parkway, but with Robbinsdale rather than Minneapolis schools
- Diverse community
- Easy access to Downtown Minneapolis
- Close to North Memorial Medical Center
- Right on the 50-mile Grand Rounds Scenic Byway trail system
- Close to bus line
- Good restaurants nearby

ROBBINSDALE... the first Minneapolis suburb, about 15 minutes from Downtown

Both Minneapolis and Robbinsdale started as part of Crystal Lake Township, a swath of land stretching all the way from current Highway 169 (Plymouth) to the Mississippi River (Minneapolis). Minneapolis took a chunk of it in 1887, then Robbinsdale took part of it in 1893. In the early days people would travel to Crystal Lake to go duck hunting.



Now charming homes, little league ballparks and trails surround this community lake where neighbors and families of all ages walk, bike and fish. Robbinsdale has a great walkable neighborhood feel, with a charming downtown that has some of the best 'foodie' restaurants in the metro including *Travail* and *Pig Ate My Pizza*.



VICTORY MEMORIAL DRIVE... designed in the earliest days of the automobile



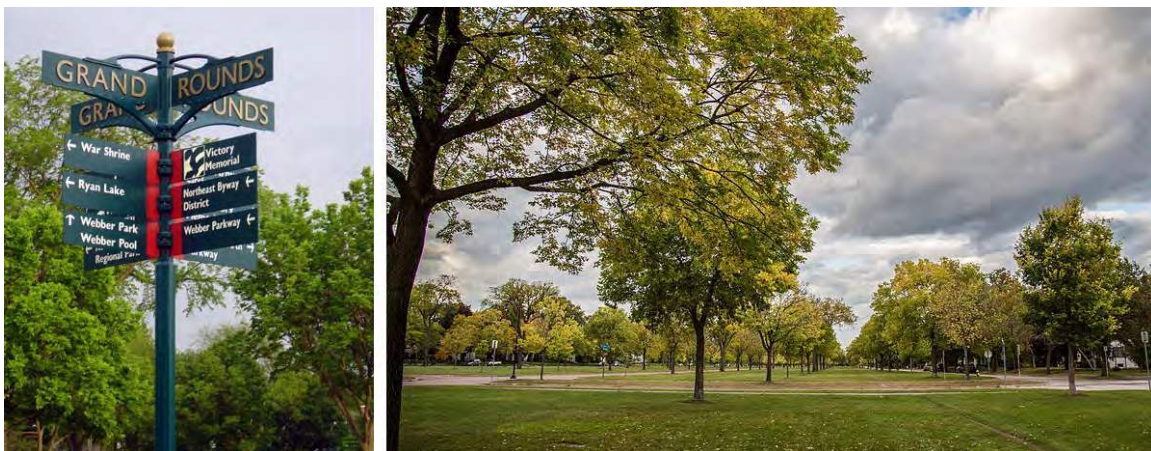
I took a picture of the historic photo above in a home I listed on Victory Memorial Drive a number of years ago. The photo was taken in 1921, the year Victory Memorial Drive was dedicated as a memorial to local servicemen and nurses who died in World War I. I love seeing the old cars in the photo, which remind us of what life was like at that time. The Drive was conceived and built in the earliest days of the automobile, and the broad scale with amazing sight lines is perfectly experienced by car. Today, their foresight provides a lush parkway like none other in the metro area.



Five hundred and sixty-eight trees line Victory Memorial Drive, one for each Hennepin County resident killed in World War I... and each tree has a plaque on the ground beside it commemorating a specific individual.



The scale is so big it's hard to imagine without experiencing it... a city street on each side of the parkway lined with charming homes, one of the first major public bicycle paths dating to the mid-1970s that is now part of the Grand Rounds 50-mile Scenic Byways trail system... and the actual Victory Memorial Drive down the middle which these days feels more like a bike path than the actual street relative to the immense park surrounding it.



The original trees were elms, which were intended to become giants of strength and beauty. Unfortunately, they fell victim to Dutch Elm disease just like the elms filled with robins that gave Robbinsdale its name. The elms were replaced with hackberry trees which aren't as stately as elms but nevertheless have an impressive impact as they continue to grow.

Victory Memorial Drive was designated a state historic district in 2003, and was rededicated in 2011 after restoration.



The parkway of Victory Memorial Drive is part of the Minneapolis park system. If you are lucky enough to be a Robbinsdale resident living on York this gorgeous parkway and trail system is right out your front door. You get the best of both worlds!

