



## 688 Montana Avenue E      \$239,900

More info & photos at [www.688Montana.com](http://www.688Montana.com)

This charming 3 bedroom home with 2 full baths has been updated throughout so you can just move in... and the boiler, water heater, roof and ductless mini-split AC are all new in the last 5 years so you don't have to worry about big expenses! Snuggle by the fireplace in the new family room in the drain-tiled basement. Love how the light seeps through the new sun room, love the 2-car garage in the winter, and the fenced yard in the summer!

### Sharlene Hensrud

Realtor

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#### MAIN FLOOR

- Living Room      19 x 12
- Dining Room      12 x 10
- Kitchen      10 x 11
- Sun Room      11 x 9

#### UPPER LEVEL

- Bedroom      12 x 12
- Bedroom      12 x 9
- Bedroom      12 x 8

#### LOWER LEVEL

- Family Room      22 x 11
- Laundry      10 x 8
- Year Built      1937
- Total Finished Sq Ft      1,507
- Garage Stalls      2

- 2020 Taxes      \$2,620
- School District #625 St. Paul

Quiet, convenient, friendly neighborhood near Phalen Golf Course, regional park and trails. Close to downtown St. Paul, Costco, Maplewood and Rosedale Malls, Oakdale Cinema.

Average monthly bill for electricity/gas - \$140

**RE/MAX**  
**RESULTS**



The information contained herein has been obtained through sources deemed reliable by cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification





# 688 Montana Ave E, Saint Paul

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**RE/MAX**  
**RESULTS**

**HomesMSP**  
**TEAM**



This charming home feels good as soon as you enter, updated throughout so you can just move in!



The dining room has two built-in corner cabinets, and opens to the newly renovated light-filled sun room.



The cheery kitchen is bathed in southern and western sun and walks out to the back yard patio.



The three bedrooms all have new LVT flooring, and the master has a new ductless mini split air conditioner.



You will love summers in your private, fully fenced back yard with patio and storage shed.



The double garage is on a new concrete slab... and you will love not having to shovel a driveway!