



## Sharlene Hensrud

Realtor

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# 4028 Arthur Street NE - \$247,900

More info & photos at [www.4028Arthur.com](http://www.4028Arthur.com)

This spacious 1950s rambler is move-in ready with a floor plan that gives you options for office and getaway space! Three bedrooms, family room and livable breezeway in addition to the living room on the main floor... plus another family room and den/office alcove in the basement. Looking for storage space? The family room addition also has a full basement, great for storage or a private workshop. The big back yard is fully fenced for your dog to run!

### MAIN FLOOR

- Living Room	22 x 11
- Family Room	15 x 14
- Kitchen	13 x 8
- Breezeway	10 x 21
- Patio	22 x 10
- Bedroom	13 x 10
- Bedroom	11 x 9
- Bedroom	12 x 8

### LOWER LEVEL

- Family Room	34 x 11
- Office	12 x 11
Year Built	1956
Total Finished Sq Ft	1,896
Garage Stalls	1
2020 Taxes	\$3,063
School District #13	

Columbia Heights

Radon mitigation system is already in place.

The concrete driveway is double wide so 2 cars can park side-by-side in the driveway and off the street.

**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





# 4028 Arthur Street NE

## Columbia Heights, Minnesota

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



This home has been well cared for and it shows... with a concrete driveway and maintenance free siding.



Freshly painted throughout, this home is welcoming and ready for you to move right in.



The kitchen has been updated with hardwood floors and professionally enameled cabinets.



The family room addition adds flexible space... it even has a full basement for extra storage.



The 3-season breezeway gives additional flex space for whatever you need... for hanging out, pets, office...



The big back yard is fully enclosed with cedar privacy fencing... perfect space for your dog to run.