



## 4532 Abbott Ave S - \$430,000

More info & photos at [www.4532Abbott.com](http://www.4532Abbott.com)

This charming mid-century cottage will steal your heart! Great Linden Hills location between Lake Harriet and France Avenue, come see why it has been so hard for the sellers to leave even though they needed more space for their growing family! Totally renovated kitchen, hardwood floors, newer James Hardy siding and leaf guard gutters, fully enclosed back yard with cedar privacy fence. Move in and enjoy this charming house and amazing location!

### Sharlene Hensrud

Realtor

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#### MAIN FLOOR

- Living Room 17 x 12
- Dining Room 9 x 7
- Kitchen 13 x 8
- Bedroom 1 13 x 11
- Bedroom 2 11 x 10
- Deck/patio 19 x 12

Fenced back yard

#### LOWER LEVEL

- Bedroom 3 11 x 11
- Family Room/Office 17 x 14
- Laundry 13 x 7
- Utility Room 17 x 14

Year Built 1950

Total Finished Sq Ft 1,619

Garage Stalls 1

2020 Taxes \$5,802

School Dist #1 - Minneapolis

Average Utility Costs

- Gas: \$53/mo

- Electric: \$97.50/mo

- Water/sewer/trash: \$93.50

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



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# 4532 Abbott Ave S, Minneapolis

## FABULOUS LINDEN HILLS



This mid-century home in fabulous Linden Hills has traditional features such as a cove ceiling



Love the spacious feeling of the open living/dining room and hardwood floors flowing into the bedrooms



The kitchen was totally renovated, including a quartz countertop and cabinets with soft-close drawers



Both main floor bedrooms have two windows and ceiling fans for good air flow.



The basement living space is open to accommodate changing needs... bedroom, family room, office



The big back yard is fully enclosed with a cedar privacy fence.. it even has a honeycrisp apple tree