

4532 Abbott Avenue South, Minneapolis



This home is charming from the minute you see it with its yellow siding with white trim and the beautiful flower garden landscaping.

The main floor has an efficient flow that features an updated kitchen with quartz counter tops and fresh paint throughout. In addition to the kitchen, the main level includes a living room with a dining nook, two bedrooms with ample closet space, plus a full bath with a newly refinished bathtub.

The basement is finished with a three-quarter bathroom in the laundry room, in addition to a large storage room. The finished living space includes a gas fireplace, egress window and closet so that this space can be kept as one room for a large living/rec room bedroom... or divided into a separate bedroom and office.

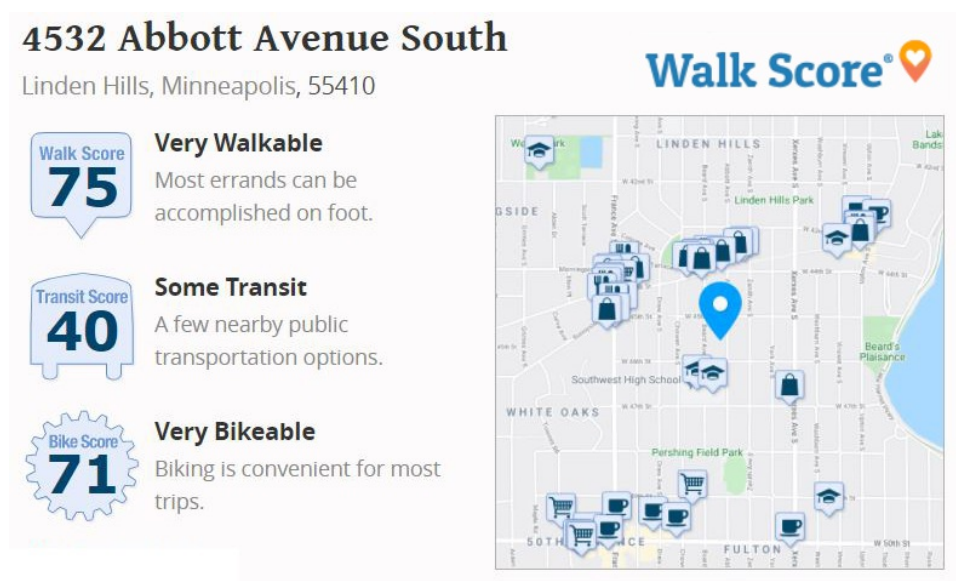
This street is a wonderful mix of homes of various sizes, ages and styles.

This block has amazing, social neighbors with a mix of families with kids, young professionals and long-time residents.

From the sellers...

We bought this Linden Hills home twelve years ago to get into this desirable neighborhood at an affordable price. It was our first home and we knew we wanted to live there the moment we walked in the door. It has been a great house in an amazing neighborhood where you can walk or bike to restaurants, grocery stores, shops, a hardware store and library, and of course both Lake Harriet and Bde Maka Ska. The house falls within the boundaries of Lake Harriet Community School district. We have made numerous updates and improvements to the house and had planned to live in Linden Hills for many more years, but are reluctantly leaving this house to be closer to family.

Things we have loved about 4532 Abbott Ave S



- Easy access to downtown Minneapolis as well as to Highways 62 and 100
- 1950s character like the original wood floors and a coved living room ceiling with modern updates inside and out
- Versatile lower level space that has adapted as our needs changed over the years; when we moved in, we had the room separated into a guest bedroom and a family room space; as our needs changed, we took down the bedroom wall and started using the space as a larger family room and office
- Recently remodeled kitchen with beautiful white cabinets and black quartz countertop with tiled backsplash and ceramic tile floor



- We have loved that it is such a walkable neighborhood with all the common amenities within one mile, including:
 - Linden Hills Coop
 - Settergrens Hardware Store
 - France 44 Wine, Spirits, and Cheese Shop
 - Prestige Dry Cleaner
 - Sunnyside Garden Store
 - Numerous neighborhood restaurants, including Tilia, Harriet Braserie, Martina. Naviya's Thai Brasserie, Red Cow, Turtle Bread, Wuollet Bakery, Penny's Coffee, and Sebastian Joe's Ice Cream
 - Amazing shopping areas at 50th and France and 43rd and Upton





- We have loved being so close to beautiful lakes and parks.
 - Lake Harriet (0.6 miles away) and Bde Maka Ska (1.2 miles away) are both an easy walk or bike-ride. Both have wonderful biking and walking paths that connects you to the Chain of Lakes and Minnehaha Creek trails.
 - Two city parks within 0.4 of a mile – Linden Hills Park and Pershing Field Park. Both parks are great for kids and adults – playground, wading pool, tennis courts, basketball court, and a rec center with programming.
 - Close proximity to schools: Lake Harriet Lower and Upper Elementary schools are within one mile and Southwest High School is one block away



Other things to love about 4532 Abbott Avenue South

- We have loved caring for our yard. Beautiful flower gardens with a variety of perennials in front and side, including a crab apple and a catalpa tree, which flower in the spring. The spacious backyard is fenced in and features three raised vegetable gardens and three mature trees - a maple, a cedar, and a Honeycrisp apple tree provides shade and privacy while sitting on the back deck under a pergola.



Property Info/Updates

Over the past twelve years, we have made several improvements to keep our mid-century home modern, including:

- The cedar wood fence was installed in the spring of 2009
- New exterior doors in the front and back were installed in the summer of 2010
- New carpet was installed in the basement and basement stairs in June 2014
- The original cedar siding was replaced with James Hardy cement board siding (lifetime warranty) in July 2014, along with new gutters with leaf guard and window flashing; lead based paint was remediated as part of the replacement project
- The kitchen was completely remodeled in October 2014, including new cabinets, a quartz counter top, refrigerator, and microwave; the range and dishwasher were updated a few years prior; the porcelain tile was installed in October 2017
- 2020 updates: whole interior freshly painted, bathtub refinished, new light fixtures installed



Comments on the Garage

The driveway and garage are a shared space with the neighbors to the south.

When we moved in, the neighbors in this home were the original occupants when the home was built in 1950. The current neighbor is the grandson of the original owners and he and his wife recently updated this home.

They are accustomed to the shared space, very respectful, and willing to share in the shoveling of snow!

They are also willing and ready to replace the shared garage with separate structures. There is plenty of space to build a two car garage, either front to back or side-to-side.

Average Monthly Utility Costs

- Gas: \$53/month
- Electric: \$97.50/month
- Water/sewer/trash: \$93.50/month