

2210 Chalet Drive NE, Columbia Heights

From the seller...

Our home is in the South Innsbruck area of Columbia Heights. We are the third family to own this property and have lived here for 30 years. The location, just south of Interstate 694 and west of Silver Lake Road, New Brighton, makes for quick access to both Minneapolis and St. Paul without the traffic issues experienced in other areas of the Twin Cities. The neighborhood is turning over once more with young families moving into the area. It has been a wonderful place to raise children where neighbors become friends.



- This is a very quiet neighborhood built in the early 1960's in what used to be a forest. Many of the trees are still part of the landscape which makes for spectacular color in the fall as you drive through the area. The City of Columbia Heights arborist is available to help residents with questions about their trees. The City's tree planting program on the public right-of-way continues to build on the beautification of the city.
- The streets in the neighborhood are wide and make for excellent biking, walking, and running. They are well maintained in the winter.
- Walking distance to the Columbia Heights schools
- Within a mile of four great family-friendly parks: Kordiak (Anoka County), Silverwood Park (Three Rivers Park District); Driftwood and Hansen Parks (Ramsey County)
- Great proximity to multiple grocery stores in small retail malls
- Six miles from Rosedale Shopping Center
- Easy access to Interstate 694 and Interstate 35W



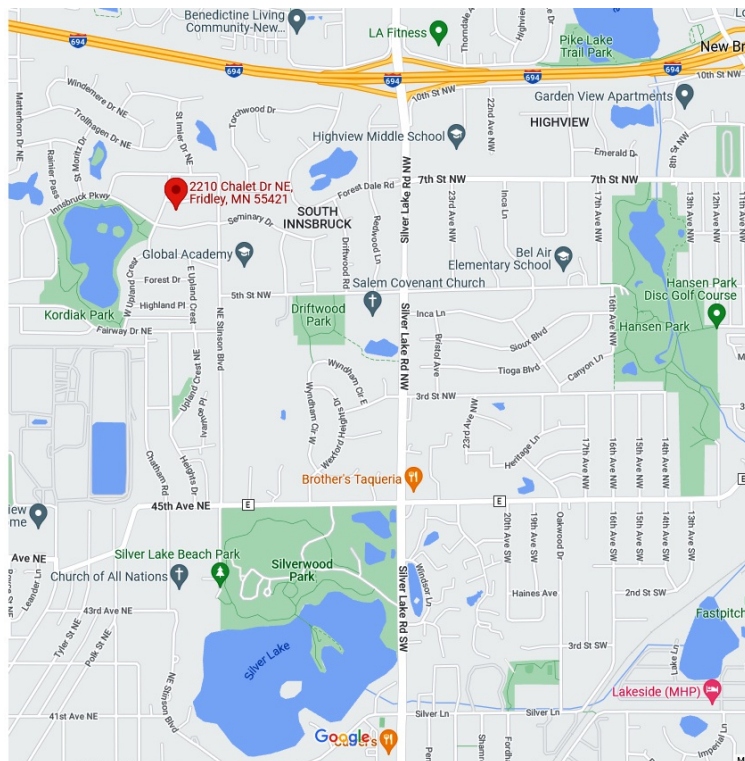
- This is a very well-constructed home that has been updated to include many improvements. The three-season porch is a bonus along with the very large deck which is great for outdoor entertaining.
- Lots of storage space and closets, a finished laundry room, and a separate room for the furnace, water heater, air exchanger, and additional storage.
- The walk-out lower level provides a 4th bedroom with a full bathroom for guests and a family room with a gas fireplace that provides a great play space for children.
- The appliances have been serviced by CenterPoint Energy annually to ensure optimal function
- The large backyard is an awesome place for children and grandchildren to play games, make forts, plant and water flowers and get to know our very friendly neighbors.



2210 Chalet Drive NE is in very unique location... technically Columbia Heights but it doesn't really feel like Columbia Heights because Fridley is only a block north and New Brighton is only a block east. With its rolling hills and mature trees It feels more like a park-like extension of Kordiak Park, Anoka County's first county park... just around the corner only a block away!



Even Google labels 2210 Chalet Dr NE as Fridley, not Columbia Heights! Amazing Silverwood Park, part of the Three Rivers Park District, is only a half mile away... and Hansen Park is another half mile away, part of the New Brighton park system.





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Average Utility Costs

- Electric (Xcel Energy) - \$70/month
- Water, Storm, Sewer, Garbage & Recycling (City of Columbia Heights) - \$265/quarter
- Gas (CenterPoint Energy) - \$154/mo budget plan (furnace, water heater, dryer, 2 fireplaces)

Age of Appliances/Mechanicals

- AC - 2018
- Water Heater - 2018
- Furnace - 2000
- Air Exchanger - 2001
- Roof - 2015
- Washing Machine - 2021
- Dryer - estimate 10 years old
- Refrigerator - 2019
- Dishwasher - 2019
- Double Wall Oven - 2017
- Cooktop - 2000
- Garage Door Opener and remote controls - 2022