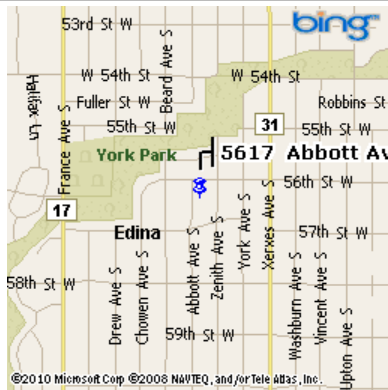


**5617 Abbott Avenue S, Edina, MN 55410**



Status: **Active**

List Price: **\$257,900**

Original List Price: **\$257,900**

Map Page: **120** Map Coord: **B3**

Directions: **France to 57th, east to Abbott, north to home**

MLS Area:	<b>385 - Edina</b>	Year Built:	<b>1946</b>
Style:	<b>(SF) One Story</b>	Bedrooms:	<b>2</b>
Const Status:	<b>Previously Owned</b>	Total Baths:	<b>2</b>
Foundation Size:	<b>900</b>	Garage:	<b>1</b>
Above Ground Finished SqFt:	<b>900</b>	Acres:	<b>0.16</b>
Below Ground Finished SqFt:	<b>727</b>	Lot Size:	<b>50 X 133.05</b>
Total Finished SqFt:	<b>1,627</b>	Fire #:	

**TAX INFORMATION**

Property ID:	<b>2002824240138</b>
Tax Year:	<b>2010</b>
Tax Amt:	<b>\$2,717</b>
Assess Bal:	<b>\$0</b>
Tax w/assess:	<b>\$2,717</b>
Assess Pend:	
Homestead:	<b>Yes</b>

**General Property Information**

Legal Description: **Lot 008 Block 003 HARRIET LAWN INCL 1/2 ADJ VAC ALLEY**  
 County: **Hennepin**  
 School District: **273 - Edina, 952-848-3900**  
 Complex/Dev/Sub:  
 Restrictions/Covts:  
 Lot Description: **City Bus (w/in 6 blks), Tree Coverage - Medium**  
 Road Frontage: **City**  
 Zoning: **Residential-Single** Accessibility: **None**

Common Wall: **No**

Public Remarks: **Charming, yellow brick rambler. Huge, lower level family/media room wired for sound with large office area or possible 3rd non-conform bdrm ready w/bath & closet. Huge back yard. Wood & tile floors, 2 fireplaces, corner windows in 4 rooms, new appliances**

**Structure Information**

Room	Level	Dimen	Other Rooms	Level	Dimen
Living Rm	Main	19 x 15			
Dining Rm	Main	7 x 5			
Family Rm	Lower	19 x 14			
Kitchen	Main	12 x 10			
Bedroom 1	Main	11 x 9			
Bedroom 2	Main	10 x 9			
Bedroom 3					
Bedroom 4					
			<b>Bathrooms:</b>	Total: <b>2</b>	Full: <b>1</b>
				3/4: <b>1</b>	1/2: <b>0</b> 1/4: <b>0</b>

Heat: **Forced Air**  
 Fuel: **Natural Gas**  
 Air Cnd: **Central**  
 Water: **City Water - Connected**  
 Sewer: **City Sewer - Connected**  
 Garage Stalls: **1**  
 Garage Stall #:  
 Other Parking:  
 Pool:

Bath Description: **3/4 Basement, Main Floor Full Bath**  
 Dining Room Desc: **Living/Dining Room**  
 Family Room Char: **Entertainment/Media Center, Lower Level**  
 Fireplaces: **2** Fireplace Characteristics: **Family Room, Gas Burning, Living Room, Wood Burning**  
 Appliances: **Dishwasher, Dryer, Range, Refrigerator, Washer, Water Softener - Owned**  
 Basement: **Daylight/Lookout Windows, Finished (Livable), Full**  
 Exterior: **Brick/Stone**  
 Fencing: **Partial, Wood**  
 Roof: **Age 8 Years or Less, Asphalt Shingles**  
 Amenities-Unit: **Hardwood Floors, Tiled Floors, Washer/Dryer Hookup**  
 Parking Char: **Detached Garage, Garage Door Opener**  
 Special Search: **Main Floor Bedroom**

10/10/2010

Customer Full Report, Single Family Residential, MLS#: **3979756**

**5617 Abbott Avenue S, Edina, MN 55410**

---

Owner is an Agent?: **Yes**

---

This Report Prepared By: **Sharon A. Provost 612-850-4010**