



Provided as a courtesy of

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Century 21 Atwood

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Type of Property:	Single Family Residence	Agent Relationship:	No	Lender Owned:	No
In Foreclosure:	No	Potential Short Sale:	No		

Cmplx/Dev/Sub Name:		Construction Status:	Previously Owned	Style:	SF Year Round
Stories/Levels:	1 Story	Total Floors:	1	Year Built:	1952
Remodeled/Addition:	No	Foundation Size:		Total Bedrooms:	3
Total Bathrooms:	2	Full Baths:	1	3/4 Baths:	1
1/2 Baths:	0	1/4 Baths:	0	Fireplace:	Yes
Finished Above Grade:	1,669	Finished Below Grade:	1,104	Total Flnsh'd SqFt:	2,773
Garage Capacity:	1	Garage Dimensions:	12x23	Aprox Lot Dimensions:	75x142
Approx Nbr of Acres:	0.24	Waterfront:	No	Waterfront Name:	None
Water Access:		Fractional Ownership:		% Ownership:	100
Association Fee:	No				

County:	Otter Tail	City/Rural:	City	Parcel Number:	71001990400000
Parcel Number 2:		Parcel Number 3:		Township Name:	
Township #:		Section #:		Range #:	
Tax Classification:	Non-Homestead	Tax Year:	2020	Tax Amount:	2,284
Assessments:	No	Assessment Balance:	0	Taxes w/ Assessments:	2,284
Rental License:		School District:	Fergus Falls #544		

Directions: From E Vernon, South on Sheridan, West on Alcott to 324 E Alcott.
Public Remarks: Lots of room in this 3-bed, 2-bath rambler with fenced-in backyard. Features include many built-ins, new carpet, central air, hardwood floors in bedrooms, large living room with wood fireplace, huge family room in basement w/fireplace.
Legal Description: Cutler's 3rd Addn E 75' of Lots 1, 2 Blk 19 & E 75' of N 42' of Lot 3 Blk 19

Square Footage: Main Floor SqFt: 1669; SqFt 2nd Level: 0; SqFt Down: 1104	Basement Style: Full	Air Conditioning: Central
Amenities - Interior: Cable; Garage Door Opener; Hardwood Floors; Washer/Dryer Hkups	Construction Type: Frame/Wood	Fuel: Natural Gas
Appliances: Dishwasher; Range/Stove; Refrigerator	Exterior: Wood	Heat: Forced Air
Bath Description: 3/4 Basement; Main Floor Full Bath	Garage Type: Attached	Sewer: City
Dining: Formal Dining Room	Lot/Land Description: Tree Coverage-Light	Water Type: City
Fireplace Type: Wood Burning	Road Frontage: City Street; Curbs & Gutters; Paved; Sidewalks	Terms: Cash; Conventional; DVA; FHA; Rural Development
Amenities - Exterior: Driveway - Concrete; Fenced Yard-Full	Roof: Asphalt Shingles	Special Search: Main Floor Bedrooms
Basement Features: Finished	Mechanicals: Furnace Humidifier; Water Heater - Gas	Pets Allowed: Yes
Basement Material: Poured Concrete		

Room Name	Level	Length	Width	Remarks
Living Room	Main	12.3	14.3	Fireplace
Dining Room	Main	11.6	12.6	Built-in hutch
Kitchen	Main	12.11	11.6	Gas Stove
Foyer	Main	12.8	6.1	
Den	Main	11.9	9.9	Built-in shelves
Bedroom 1	Main	15.2	14.8	Built-in dresser, 2 closets

Room Name	Level	Length	Width	Remarks
Bedroom 2	Main	12.11	11.11	Hardwood Floor
Bedroom 3	Main	11.8	11	Built-in dresser
Bathroom	Main	9.6	7.1	Tub/shower
Family Room	Lower	31	17.8	Wood burning stove
Rec Room	Lower	32.11	7.6	Wide hallway

Room Name	Level	Length	Width	Remarks
Bedroom 4	Lower	12.7	8.3	Non conforming
Bedroom 5	Lower	12	10	Non conforming
Bathroom	Lower	6.8	6.2	Shower
Laundry	Lower	21	10	
Utility Room	Lower	9	10	

List Price: 179,900

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