



Home for Rent

**1505 East River Parkway
Minneapolis, MN 55414**



Contact information:

33rd Company, Inc. Property Management
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Property overview

Welcome to this Two Story Traditional located on East River Parkway right along the Mississippi River! This home sits across the street from the walking paths with access to many trails and parks. Centrally located, allowing for easy commuting and just minutes to downtowns Minneapolis and St. Paul.

This home offers an upgraded kitchen with stainless steel appliances and plenty of tall hardwood cabinetry and counter space for all of your cooking projects. The living and dining room area is comfortable and relaxing with hardwood flooring, a real fireplace, and many built-ins adding charm as well as functionality. The main level is complete with a large master bedroom, and full bath.

The upper level offers four additional bedrooms and a full shared bath giving you lots of space. The lower level features a Rec. Room with another wood burning fireplace and storage. The detached garage offers plenty of room for two cars as well as additional storage.

Don't miss this river view home! You will enjoy the views and the large yard.

Property information

Rental price \$1795 per month
 Property type Single family home
 Year built 1950
 Bedrooms 5
 Baths 4 (3-full, 1 – ½)
 Finished Sq. Ft. 3,056 SF
 School District 1-Minneapolis
 612-668-0000
 Garage type 2 car detached
 (Garage Door Opener)
 Smoking No
 Pets 2 – large dogs OK
 Lease Term 1 year
 Security deposit Equal to month's rent
 Appliances Stove, Refrigerator, Freezer (in basement), Dishwasher, W/D, Central A/C
 Utilities Tenant Pays ALL



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Main Level	Dimension	Upper Level	Dimension	Lower Level	
Living Room	21 x 13	Bedroom 2	13 x 17	Family Room	29 x 12
Dining Room	12 x 10	Bedroom 3	13 x 15	Bath	Full
Kitchen	16 x 14	Bedroom 4	10 x 11	Storage/Laundry	LL
Bedroom 1	15 x 24	Bedroom 5	10 x 15		
Bath	1 + 1/2	Bath	Full		



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Our Associations



Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease.

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33rd Company Property Management is committed to making your search for a new rental home as friendly and convenient as possible!

[Search our data base of Featured Properties](#), or call our Rental Hotline at (651) 777-5500 to get current information on our homes available to rent. [Renting Can Be A Smart Investment!](#) 

Our professionally managed rental homes consistently are some of the best values in the twin cities area. Our homes are always spick-and-span when you take possession. We regularly schedule upgrades, and repairs, so that your home is always in working order. We also provide a detailed community rental booklet with each property that offers utility hook-up numbers, referrals for discounted Trash services and cable, community information, and emergency contact information for maintenance issues. We aggressively respond to your needs to ensure that your home is enjoyable. Our proactive management helps residents enjoy their homes, reduces turnover, and allows us to consistently provide the best rental values in the twin cities area.

Once you find the home meeting your needs, you will submit a standard MHA rental Application for each adult (18 years and older) that will occupy the home, a Pre-Lease agreement, and a \$35.00 non-refundable application fee. All applications are processed using our consistent screening guidelines and will include criminal history check, credit history check, checking rental references and verifying income. Your rental application is processed in 1 to 2 days. We are committed to the letter and spirit of the United States Fair Housing policy for the achievement of equal housing opportunity throughout the nation.

Upon approval of your application it will be necessary for you to pay the first month's rent upon signing the Lease. The security deposit is due on the day you move into the property. You will have an opportunity to complete a walk-thru inspection on your move-in day to note any discrepancies, which can be corrected, and/or documented on your move-in sheet. We do not charge residents on move-out for any damage except that beyond normal wear & tear.



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33rd Company provides Property Management services and manages and leases residential properties in the greater Twin Cities Minneapolis and St. Paul metropolitan area including: Minneapolis, St. Paul, Afton, Andover, Apple Valley, Bayport, Blaine, Brooklyn Center, Brooklyn Park, Burnsville, Carver, Champlin, Chanhassen, Bloomington, Circle Pines, Columbia Heights, Coon Rapids, Cottage Grove, Crystal, Eagan, Eden Prairie, Edina, Excelsior, Falcon Heights, Farmington, Forest Lake, Fridley, Golden Valley, Hastings, Hopkins, Hudson, Hugo, Inver Grove Heights, Lakeland, Lake Elmo, Lakeville, Lino Lakes, Little Canada, Maple Grove, Maplewood, Mendota, Minnetonka, New Brighton, New Hope, Newport, North Oaks, North St. Paul, Oakdale, Oak Park Heights, Plymouth, Prior Lake, Richfield, Robbinsdale, Rochester, Rosemount, Roseville, Savage, Shakopee, Shoreview, Shorewood, South St. Paul, Spring Lake Park, Spring Park, St Anthony, St. Louis Park, St. Paul Park, Stillwater, Vadnais Heights, Wayzata, West St. Paul, White Bear Lake, and Woodbury. We represent owners of residential rental properties, and provide rental management, leasing, rental referrals, and also structure rent to own and lease option programs that benefit owners and renters.

Service Keywords: Property Management MN, Property Management Minnesota, Property Management Minneapolis, Property Management St Paul, Property Management St. Paul, Property Management Saint Paul, managed services, Minnesota Twin Cities, St Paul, Minneapolis, Professional Services, Home Management, ROI, Commercial Real Estate Investment, real estate, houses for rent, rent to own, houses for rent Minneapolis, rent St Paul, rent twin cities, managed property, lease, rent, rental, manage, managed, sale, for sale, rent with option, buy a home, buy a town home, buy a home, suburbs, relocation, rent to own, home, town home, townhouse, duplex, furnished, corporate, experts, team.