



## Home for Rent

**158 71<sup>st</sup> Way NE  
Fridley, MN 55432**



### Contact information:

**33<sup>rd</sup> Company, Inc. Property Management**  
[www.33rdcompany.com](http://www.33rdcompany.com)

Property Manager: **Lynn Sedlack (651) 777-5500**    [lynnsedlack@33rdcompany.com](mailto:lynnsedlack@33rdcompany.com)

### Property overview

Completely remodeled home with a brand new kitchen, appliances trim and carpet. Only 1 Block from the Mississippi River, and very close to Plaza & Locke Park. This home backs up to 80 acres of woodlands! This beautiful home features light Maple cabinetry and white enamel trim throughout.

As you enter the kitchen through the convenient mud room, and will love the light hard wood floors, stainless steel appliances, and Center Island that will add flare to your culinary undertakings. You can watch the kids playing in the back yard right from the kitchen window. The kitchen also features an eat-in bar, built-in desk area, and pendant and recessed lighting for a bright and inviting atmosphere.

The home has 4 bedrooms, all on one level. The living room also features hardwood floors and open access to the spacious floor plan. Located right off of East River Road, this location provides you with quick access right to I-694 for easy commuting. This is an easy turn-key relocation home that will fulfill your every need!

**Property information**

Rental price \$1775 / per month  
 Property type Single Family home  
 Year built 1968 –Updated 2007  
 Bedrooms 4  
 Baths 3 (1 full, 1- ¾, 1-1/2)  
 Finished Sq. Ft. 2916 SF  
 School District 14-Fridley-763-502-500  
 Garage type 2 car attached  
 Fireplaces 1 (wood)  
 Smoking No  
 Pets Yes - Negotiable  
 Lease Term 1 year  
 Security deposit Same as a month’s rent  
 Appliances/Utilities Stove (gas), Refrigerator, Microwave, Dishwasher, Washer/Dryer, Central A/C, Air-to-Air Exchanger



Lower Level	Dimension	Upper Level	Dimension	Main level	Dimension
Living Room	16 x 15	Bedroom 1	18 x 11	Mud Room	11 x 4
Dining Room	13 x 12	Bedroom 2	18 x 10	Work Shop	23 x 10
Kitchen	14 x 13	Bedroom 3	14 x 12	Hobby Room	16 x 8
Family Room	15 x 15	Bedroom 4	14 x 13		
		Deck	44 x 8		



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!

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**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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33<sup>rd</sup> 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.