



Home for Rent

**2549 35th Ave S
Minneapolis, MN 55406**



Contact information:

33rd Company, Inc. Property Management
www.33rdcompany.com

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

Property overview

Welcome to this quaint bungalow located in the Seward neighborhood in Minneapolis. This home sits on a fenced lot and is in walking distance to Mississippi river and parks and trails, schools. Centrally located allowing for easy commuting and just minutes to downtowns Minneapolis and St. Paul.

A covered entry leads to a comfortable home with gleaming hardwood floors throughout the main level. The living and dining room area is comfortable and relaxing with ceiling fan and light combinations to illuminate both rooms. The kitchen has white cabinetry and new sink with a gas stove and refrigerator. There are 2 bedrooms on the main floors with generous closet space. A full bath with beadboard trim services this level. The upstairs includes a large bedroom and den or study. There are 2 large hall closets and this level is serviced by a 3/4 bath. Rear stairs from the kitchen lead to the lower level which has a

carpeted room that can be used as a recreation/amusement room. A large laundry and storage area with cabinetry allows for maximal storage. The back yard brick patio is a perfect setting for relaxing or entertaining.

Property information

Available Available Now
 Rental price \$1395 per month
 Property type Single family home
 Year built 1950
 Bedrooms 3 + Den
 Baths 2 (1 full, 1 3/4)
 Finished Sq. Ft. 1,778
 School District 1-Minneapolis
 Garage type 1 car detached
 (Garage Door Opener)
 Smoking No
 Pets Negotiable
 Lease Term 1 year
 Security deposit \$1395
 Appliances/Utilities Stove (gas), Refrigerator, Washer/Dryer, Central A/C



Main Level	Dimension	Upper Level	Dimension	Lower Level	
Living Room	17 x 11	Bedroom 3	16 x 11	Family Room	29 x 12
Dining Room	10 x 9	Den	11 x 9	Laundry Room	15 x 10
Kitchen	10 x 9	Bath	3/4	Storage Room	
Bedroom 1	12 x 11				
Bedroom 2	12 x 9				
Bath	Full				

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.



10451 Glen Eagle Circle
St. Paul, MN 55129
Office: (651) 777-5500
Fax: (651) 777-5501
www.33rdcompany.com

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.