



HOME FOR RENT
2688 Edgerton Avenue
Little Canada, MN 55117



33rd Company, Inc. Property Management

www.33rdcompany.com

(651) 777-5500 rentals@33rdcompany.com

Property Overview:

Beautifully maintained 3200 SF, 4 Bedroom walk out rambler located on the lake shore of Lake Gervais.

Enter from the covered front porch to central hallway. The kitchen has upgraded stainless appliances including a gourmet gas stove, dishwasher, refrigerator with water dispenser and microwave. Eat in area is lit with pendant lighting. The dining room off the kitchen has an updated chandelier and cove molding. A 3 sided fireplace with brick surround separates the dining and living room providing warmth and relaxing focal point. A 3-season porch allows you to take full advantage of the beautiful views and lake breezes. The large master bedroom has a ceiling fan/light fixture with adjoining master bath. Two additional bedrooms are on this level and serviced by a full bath.

The walk out lower level has the 4th bedroom and a full bath, a large family room with natural wood fireplace allows for multiple activities. Laundry and large mechanical room provides ample additional storage. Breathtaking views of Lake Gervais can be enjoyed from the living room, screened porch or back yard with large shade tree that includes a Rainbow play system.

Property Information:

Property Type: Single Family Home
 Year Built: 1961
 Bedroom(s): 4
 Bath(s): 3
 Fireplace(s): 2
 Garage Stall(s): 2 Car Attached
 Finished Square Footage: 3,200
 School District: 623 – Roseville
 Pet Policy: Negotiable
 \$500 Per Pet Deposit
 Smoking Policy: NO
 Lease Term: 12+ Months
 Security Deposit: One Month's Rent
 Included Appliances: Stove, Refrigerator, Microwave, Dishwasher, W/D and Central A/C.
 Utilities: **To Be Paid By Tenant**



Main Level	Dimension	Upper Level	Dimension	Lower Level	Dimension
Kitchen	17 x 11	Bedroom 1	15 x 12	Bedroom 4	14 x 11
Dining Room	11 x 11	Bedroom 2	12 x 12	Rec Room	29 x 12
Living Room	16 x 12	Bedroom 3	11 x 10	Storage Room	23 x 12



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

© 2010, 33rd Company, Inc.














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 \$40.00 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.



1800 Wooddale Drive, Suite 100
Woodbury, MN 55125
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.