



**Home for Rent
3901 York Ave N
Robbinsdale, MN 55422**



Contact information:

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

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

Property overview

Corner Lot on Prestigious Victory Memorial Parkway! You'll be thrilled with this 3 bedroom/2 bath in the attractive Robbinsdale neighborhood with easy access to downtown Minneapolis. This charmer features a large beautifully remodeled kitchen, master suite with a walk-in closet, original brick fireplace in a bright and open living room, and separate dining room. The delightful kitchen includes maple cabinetry, ceramic tile, and stainless steel appliances. Gleaming hardwood floors, gorgeous built-ins, cove ceilings, and bright natural wood trim gives this home lots of character!

This lovely home features 2 bedrooms on the main floor and an entire second floor master suite. A large, upgraded kitchen leads to a dining room with built-ins, a chandelier, and coved ceilings. The dining room opens up to a spacious living room with hardwood floors, a brick fireplace, and large picture window with a fantastic view of Victory Memorial Parkway.

Prime location on Victory Memorial Parkway! Nice quiet neighborhood with quick access to 94, 100, and 81. Within walking distance of Crystal Lake, 1 mile from North Memorial Medical Center. Don't miss this great opportunity!

Property information

Rental price \$1475
 Property type Single Family home
 Year built 1948 - updated
 Bedrooms 3
 Baths 2 (1 full, 1- 3/4)
 Finished Sq. Ft. 1,750 SF
 School District 281-Robbinsdale
 763-504-8000
 Garage type 1 car detached
 Fireplaces 1 – wood burning
 Fence None
 Smoking No
 Pets 1 < 75 pounds
 Lease Term 1 year, 24 months
 Security deposit Same as a month’s rent
 Appliances/Utilities NEW Stainless stove, Refrigerator, Dishwasher; W/D, Central AC
 Security system for additional cost; Sprinkler system



Main Level	Dimension	Main Level	Dimension	Upper level	Dimension
Living Room	19 x 15	Bedroom 1	15 x 11	Bedroom 3	18 x 14
Kitchen	11.5 x 11	Bedroom 2	12 x 10	Loft	14 x 6
Dining Room	11.5 x 10				



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.