

Genesee Rambler

3645 47th Ave SW \$325,000



This 1940's era home is on a big lot in the Genesee neighborhood. Schmitz Park is just a few blocks away, where you can forget the city and enjoy trails thru old-growth forest. The Junction is also near, with restaurants, shops and awesome bakery goods.

From the sidewalk, steps lead down to a private front yard. The living room overlooks this yard and has oak floors extending into both main floor bedrooms. The kitchen has a dining area overlooking the big fenced back yard with a stately pine and alley access to paved parking. The basement has a third bedroom and a big recreation room.

Bedrooms:	Three	Total Sq Ft:	1,600
Bathroom:	One	Lot Sq Ft:	6,678
Parking:	Pad off alley	Year Built:	1950

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**More Photos
and Floor plans at
www.melvey.com**


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*Square footage information is from tax records. It has not been verified by agent or seller. This information is provided as a courtesy only and doesn't create an agency relationship with potential buyers. It is also not a warranty and should be independently investigated by the buyer.