

Luckow Real Estate

220 S. Main Street - Hettinger, ND

701-567-4592

Licensed in both North Dakota & South Dakota

www.luckowrealestate.com



Property Address:

609 3rd Ave. North, Hettinger, ND 58639

Legal:

N 117.3 Ft of Lots 1 and 2 BLK 41; N 117.3 Ft. of the 16 Ft. Strip Between Lot 1 BLK 41 & 7th St Hett. City Milw, Land Co.

Reduced to: \$199,000.00 Taxes: \$1798

Well maintained and updated 3 BR, 3-Bath modular home with 2-car attached garage and a 30 x 45 shop (with finished 16 x 24 heated woodworking area) and a huge 30 x 55 driveway providing great off-street parking . Updates include Anderson maintenance free windows, steel siding, shingles, furnace, water heater, custom-made oak kitchen cabinets and trim, all updated appliances in kitchen laminate/tile/carpet flooring, gas fireplace, steel entrance doors, master BR with walk-in shower & closet and 200 AMP electrical service. Includes all updated appliances. Sewer line has been replaced to street along with new driveway and front maintenance-free deck. Property has well for irrigating. Minimum maintenance yard. HOME IS IN MOVE-IN CONDITION. MUST SEE TO APPRECIATE.

HOME FEATURES:

Year Built: 1969

Lot Size/Acres: 116' x 117.3'

Total Square Footage: 2496

Main Square Footage: 1248

Upper Square Footage: n/a

Basement Square Footage 1248

Bedrooms Main Floor: 2

Bedrooms Upper Floor: n/a

Bedrooms Basement: 1-N/C

Laundry Room: Main Floor

Family/Recreation Room: Basement

Full Baths: 1 (Main floor)

3/4 Baths: 1 (Master bedroom) 1 (Basement)

1/2 baths: 0

Flooring: Laminate/Carpeting/Tile

Window Treatments: Yes

Storage Room: Basement

Fireplace: Yes/Gas

Style: Ranch

Roof: Asphalt

Siding: Steel

Basement Construction: Concrete

Garage: 2-car attached

Garden Shed: Yes

Patio: Yes

Deck: Yes

Heating;; Hot Water-2 Zones

Propane: Yes -MDU Pipeline

Cooling: ; 2 Ductless A/C Units

Est. Mo. Utility: MDU \$245

Contacts:

Loren Luckow, Broker-1-701-928-1429

ABOVE INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED TO BE 100% ACCURATE