



MLS 7051317 Residential

**\$312,000**

2,016 sq ft  
3 bedrooms  
3 baths

220 Birch Avenue  
Alexandria MN 56308

Status: Coming Soon

**Description:**

Enjoy the perfect combination of location, comfort, and functionality! This well-maintained home offers convenient main-level living and is situated on a beautiful .75-acre lot with mature trees, providing both space and privacy. A new roof in 2023 offers added peace of mind, along with newer flooring, toilets, water heater, and refrigerator. The property features a heated workshop connected to the garage-ideal for hobbies, projects, or extra workspace-along with an additional one-stall garage perfect for extra tools and equipment, storage or extra parking. All of this in a great Alexandria location close to trails, restaurants, schools and everyday amenities! \*John Deere riding lawn mower to be included with acceptable offer.

**Additional Details:**

Year Built	2001
Lot Acres	0.75
Lot Dimensions	100x272x101x284
Garage Stalls	3
School District	1015
Taxes	\$2,886
Taxes with Assessments	\$2,886
Tax Year	2025

**Additional Features:**

**Basement:** Crawl Space **Fuel:** Array **Garage:** 3 **Heat:** Forced Air, Fireplace(s) **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

From Hwy 29 (Broadway), take 3rd Ave E east, turn left onto Birch Ave, and continue to property.



Listed By:  
Central MN Realty LLC

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