



MLS 7131840 Residential

\$19,500

576 sq ft
2 bedrooms
2 baths

3720 County Rd 40
Garfield MN 56332

Status: Active

Description:

Discover affordable living in this charming 1967 TownHouse mobile home located in Woodlawn Mobile Home Park. This 12' x 48' home offers 576 sq. ft. of living space with 2 bedrooms and 1½ bathrooms, making it a comfortable option for one or two people. Enjoy the added living space of the 21' x 11'3" sunroom, providing a bright and versatile area to relax, entertain, or enjoy the wooded surroundings. Recent improvements include new vinyl plank flooring and a couple of newer windows. The home sits on a wooded lot directly across from the park's common gardening area. A 12' x 24' single garage is included with the sale, offering convenient parking and additional storage. Monthly lot rent is \$450 and includes city water, city sewer, and garbage service. Woodlawn Mobile Home Park plans to pave the roads throughout the park in the near future. Prospective buyers must complete an owner/rental application with a \$30 application fee per person. Dogs under 40 lbs. may be allowed subject to the park's pet policy—please inquire for details. If you're looking for an affordable home with a wooded setting, spacious sunroom, and garage, this property is worth a look!

Additional Details:

Year Built	1967
Garage Stalls	1
Taxes	\$334
Taxes with Assessments	\$334
Tax Year	2026

Additional Features:

Fuel: Propane **Heat:** Forced Air

Driving Directions:

East from Cenex in Garfield on County Road 40 about one mile to Woodlawn Mobile Home Court on the west side of the road. Unit #12 is located in the center of the mobile home park.



Listed By:
Alex Brokers Realty, LLC

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