



MLS 7052249 Residential

**\$245,000**

1,280 sq ft  
3 bedrooms  
1 baths

714 Janes Circle Drive  
Alexandria MN 56308

Status: Pending

**Description:**

Welcome to this charming and low-maintenance patio home offering comfort, convenience, and easy one-level living! This well-maintained property features 3 bedrooms and 1 full bath. It is designed with accessibility in mind—no steps, wide hallways and partially handicapped accessible interior. Enjoy the warmth of in-floor heat throughout along with a cozy gas fireplace that adds the perfect touch for Minnesota winters. You will love the inviting 3-season porch complete with beautiful knotty pine walls, ceramic tile flooring and a gas stove for an additional heat source—an ideal space to relax or entertain. The home includes an attached garage, concrete driveway, city sewer and large garden spot. The spacious .45-acre lot provides plenty of room to enjoy the outdoors, along with two-yard sheds for extra storage. Additional highlights include vinyl siding for easy upkeep and all appliances included, making this home truly move-in ready.

**Additional Details:**

Year Built	1999
Lot Acres	0.45
Lot Dimensions	113 168 94 243
Garage Stalls	1
School District	1015
Taxes	\$1,898
Taxes with Assessments	\$1,898
Tax Year	2025

**Additional Features:**

**Basement:** None **Fuel:** Array **Garage:** 1 **Heat:** Forced Air, Fireplace(s), In-Floor Heating **Sewer:** City Sewer/Connected **Water:** Well **Air Conditioning:** Ductless Mini-Split

**Driving Directions:**

From Broadway go west on 5th Avenue, turn left on Willow Drive, turn left on Janes Circle Drive, House is on the right.



Listed By:  
Counselor Realty Inc of Alex

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