MLS 7162198 Residential

$35,000

1,216 sq ft
3 bedrooms
2 baths

3720 County Road 40
Garfield MN 56332

Status: Active

Description:

Affordable Living in Woodlawn Mobile Home Park – Many Recent Improvements! Welcome to this spacious 1993 Friendship manufactured home offering 3 bedrooms, 2 full bathrooms, and approximately 1,216 sq ft of comfortable living space. This 16' x 76' home features several recent upgrades, including a new furnace, new Whirlpool induction stove, new 8' x 8' deck, and a newly constructed single-car garage with tubular metal framing. The spacious primary bedroom suite features a private bathroom complete with a relaxing soaker tub, separate shower, and double vanities with individual sinks. The functional floor plan provides plenty of room for everyday living, while the recent improvements add comfort and convenience. Located in Woodlawn Mobile Home Park in Alexandria, the monthly lot rent is $470 and includes city water, city sewer, and garbage services. Prospective buyers must complete a park application, with a $30 application fee per person. The park's pet policy allows dogs under 40 lbs, subject to park approval. Affordable living with valuable updates already completed—schedule your private showing today!

Additional Details:

Year Built	1993
Taxes	$334
Taxes with Assessments	$334
Tax Year	2026

Additional Features:

Fuel: Propane **Heat:** Forced Air

Driving Directions:

From Garfield south on County Road 40 NW about one mile to Woodlawn Mobile Home Court on the west side of the road. Unit #21 is in the back row in the trees.

Listed By:
Alex Brokers Realty, LLC

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