



# DORO

REAL ESTATE

1925 EDGEWATER AVENUE  
ARDEN HILLS, MN 55112

No square footage is wasted in this 1946 Arden Hills rambler, featuring a finished basement, composite deck, blooming garden, and vast fenced-in backyard.



- ♦ Offered at \$350,000
- ♦ Built in 1946



- ♦ 3 bedrooms
- ♦ 1 bathroom
- ♦ 1-car attached garage



- ♦ 1,744 finished square feet
- ♦ 0.23-acre lot

LISTING AGENT

**AARON ROSELL**

aaron@dororealestate.com  
651-705-6312

CO-LISTING AGENT

**MIKE TRACY**

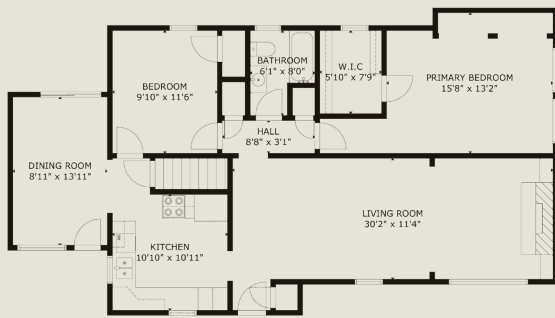
mike@dororealestate.com  
651-497-5904

**kw** KELLER WILLIAMS REALTY  
INTEGRITY LAKES  
Each Office Is Independently Owned and Operated

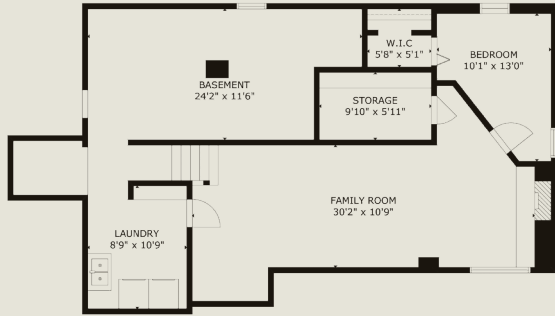




Main  
Level



Lower  
Level



## Single-Story Simplicity.

This Arden Hills home offers smart space, charming up-dates, and an unbeatable location near parks and trails.

**BEDROOMS:** 3

**BATHROOMS:** 1

**SQ. FT.:** 1,744

3 bedrooms, walk-in primary closet, finished basement, stainless appliances, fenced yard, composite deck, playset, garden, attached 1-car garage, basement projector setup, central A/C, near parks, near trails, zoned to Mounds View Schools





This 1946 Arden Hills rambler imparts the perfect blend of vintage character, smart updates, flexible space, and outdoor charm—all tucked into a lovely neighborhood near parks, trails, and transit. The main level features two bedrooms, a full bath, and a rare walk-in closet in the primary. The kitchen is practical and efficient, with stainless steel appliances and plenty of counter space, while a finished entry/mudroom doubles as a dining room or flex area. Downstairs, the finished lower level includes a sprawling family room with projector setup for movie nights and TV binges, a third bedroom or office with its own large closet, and a separate finished laundry space. Outside, the fully fenced backyard is a spacious suburban getaway offering a large composite deck, brick patio, blooming perennial garden, and playset on a generous 0.23-acre lot. The attached 1-car garage includes a bonus adjacent parking pad. Located just blocks from Hazelnut Park and trail systems leading to Lake Johanna, with easy access to Mounds View Public Schools including Valentine Hills Elementary, Highview Middle School, and Mounds View High School, this home is ready for its next chapter.





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*These are the current utility providers, along with  
estimated monthly averages as provided by the seller.*

	<b>XCEL ENERGY</b> \$65 per month	<b>ELECTRICITY</b>
	<b>CITY OF ARDEN HILLS</b> \$220 (billed every 3 months)	<b>WATER / SEWER</b>
	<b>CURBSIDE WASTE</b> \$35 per month <i>Six different haulers are approved by the city; buyer will get to choose</i>	<b>TRASH / RECYCLING</b>
	<b>CENTURYLINK</b> \$80 per month	<b>INTERNET</b>

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VIRTUAL TOUR



# Virtual Tour

For additional property details and a virtual 3D tour, please view NorthstarMLS single-family #6697820.

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# Contact Us

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