



# DORO

REAL ESTATE

**13645 GLENHURST AVENUE  
SAVAGE, MN 55378**

With a wonderfully renovated primary bath already in place and set on a 0.19-acre lot in a centrally located Savage community, 13645 Glenhurst is a genuine equity-building opportunity for buyers ready to add their own finishing touches.



- ◆ Offered at \$359,900
- ◆ Built in 1988



- ◆ 4 bedrooms
- ◆ 2 bathrooms
- ◆ 2-car attached garage



- ◆ 1,736 finished square feet
- ◆ 0.19-acre lot

LISTING AGENT

**AARON ROSELL**

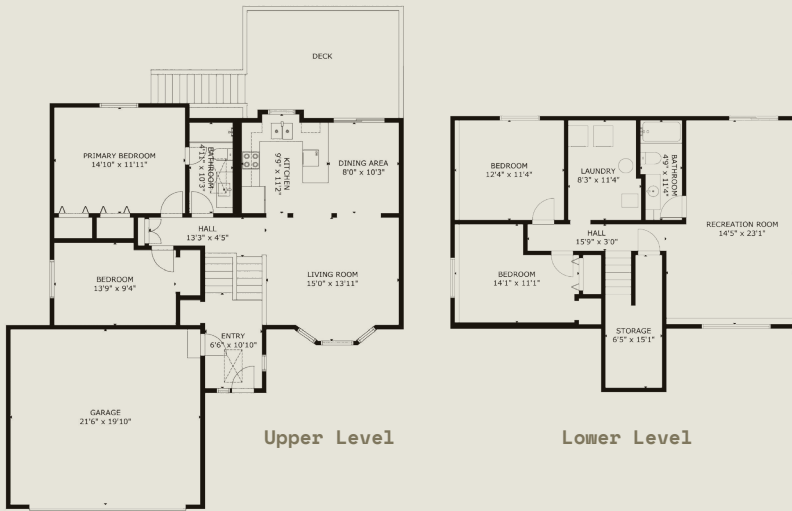
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CO-LISTING AGENT

**MIKE TRACY**

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651-497-5904





# Natural Light Today. Equity Tomorrow.

A renovated primary bath and vaulted living room anchor this rare equity opportunity in Savage.

**BEDROOMS:** 4  
**BATHROOMS:** 2  
**GARAGE:**  
 2-car attached  
**SQ. FT.:** 1,736

**FEATURES:** 4 bedrooms, 2 bathrooms, vaulted ceilings, renovated primary bath, dual skylights, extra-large entry landing, 2-car attached garage, 0.19-acre lot



Not every home hands you a blank canvas and a running start at the same time. 13645 Glenhurst Avenue has excellent bones, a hard-to-find 0.19-acre lot, and a fully renovated upper-level primary bathroom with its own skylight that sets the bar high for what this property can become. The bi-level split layout offers 1,736 finished square feet across four bedrooms and two bathrooms, with a two-car attached garage connecting directly to an oversized entry landing naturally lit by a skylight overhead. Upstairs, a vaulted ceiling soars to 10' 3" above a bright, west-facing living room, while 7' 11" ceilings carry through the rest of the upper level. The lower level continues with 7' 10" ceilings, a spacious family room, two additional bedrooms, and a full bathroom. For the pool sharks among us, a billiards table conveys with the home as well. The backyard overlooks a gentle natural valley and offers the kind of outdoor footprint that most suburban buyers simply cannot find at this price. The kitchen, exterior siding, and backyard deck each represent a buyer's opportunity to build meaningful equity—and with Canterbury Park a half-mile northwest and the Egan Drive retail corridor one mile south, the location anchors that equity in a neighborhood that keeps everything in reach.





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



**MINNESOTA VALLEY ELECTRIC COOPERATIVE**

**ELECTRICITY**

\$70 per month



**CENTERPOINT ENERGY**

**NATURAL GAS**

\$60 per month



**CITY OF SAVAGE**

**WATER / SEWER**

\$30 per month



**DICK'S SANITATION (DSI)**

**TRASH / RECYCLING**

\$110 per quarter



**MEDIACOM**

**INTERNET**

\$110 per month



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MLS LISTING



## Virtual Tour

For additional property details and a virtual 3D tour, please view NorthstarMLS single-family #7054420.

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## Contact Us

LISTING AGENT

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