

Home and Neighborhood Information

5533 33rd Ave S., Minneapolis

What have you enjoyed most about your home?

- We have been absolutely thrilled with our back porch - it was the key reason we decided to purchase this home. It offers the perfect setting for enjoying warm evenings without the hassle of bugs and has allowed us to savor the soothing sounds of rainstorms.
- The backyard has been transformed from an uninspiring patch of dirt into a stunning oasis, becoming our go-to retreat of relaxation and leisure.

What have you enjoyed most about your neighborhood and community?

- We have loved all the shops on 34th Ave. It's incredibly convenient to have a post office, market, bowling alley, gas station, and many delicious restaurants nearby.
- The home is also close to Minnehaha Falls, Lake Nokomis, and various biking trails.
- The neighbors are truly the best we could have ever hoped for.

What first attracted you to your home?

- We were instantly captivated by the unique character of the home, and the inviting back porch.
- The double garage is not just a bonus; it's a game-changer. Especially during the winter months when we have needed it the most.

What are your favorite parks/recreation areas?

- Minnehaha Falls - offers stunning views
- Lake Nokomis - great for relaxation and recreation
- Wabun Park has a fantastic pool and picnic area for families
- Keewaydin Park is perfect for kids with its fun activities
- Various biking trails are must-visit spots

- These parks enrich our community and offer great experiences!

What highlights would you point out to a potential buyer?

- We have made substantial upgrades to the property, including:
 - A stylish privacy fence that is perfect for dogs
 - Modernized bathroom
 - The upstairs area that brims with potential for even more creativity
- This charming little home stands out in the neighborhood, the front street consistently delivers a peaceful ambiance
- It's more than just a house; it's a wonderful place to call home.

What and where are the closest shopping areas, that you wish to mention?

Retail: Nokomis Shoe Shop down the road on 34th Ave & MoA within 10 minute drive

Gas/Convenience Store: Speedway and Nokomis Market

Grocery: Oxendales

Specialty Shops: Cream Coffee, Asa's Bagels, The Workshop Pottery Studio, Town Hall Lanes (Bowling and brewery), Nokomis Library, Post Office. For best Mexican food, look no further than Grande Sunrise

*Utilities and Services & monthly averages:

Electric Average: Xcel Energy - \$143.20

Gas Average: Centerpoint Energy - \$83.82

Water/Sewer & Trash: MSP Utilities - \$111.90

Cable/Internet Provider: Xfinity - \$80

* All information is deemed reliable, but not guaranteed. Information provided by Sellers.