



119 South 7th Street, St. James, MN 56081  
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<b>Address:</b>	116 1st Avenue South La Salle, MN 56056	<b>Living Room:</b>	15'8" x 23'6"	<b>Heating System:</b>	FA LP
<b>Type:</b>	1 1/2 Story	<b>Dining Area:</b>	10' x 11'	<b>Air Conditioning:</b>	Central
<b>Owner:</b>	Brian Ditch	<b>Kitchen:</b>	10'3" x 11'6"	<b>Electrical Service:</b>	100 Amp CB
<b>Age of Home:</b>	125 +/-	<b>Cabinets:</b>	Oak	<b>Water Heater:</b>	On Demand
<b>Lot Size:</b>	96' x 128'	<b>Family Room:</b>	14'2" x 11'4"	<b>Water Softener:</b>	Yes, Owned
<b>2025 Taxes:</b>	\$1,424 HS	<b>Bedroom:</b>	14' x 11'5"	<b>Attached Garage:</b>	20' x 36'
<b>Spec. Assess.:</b>	\$25 Recycling	<b>Bedroom:</b>	10'8" x 11'4"	<b>Roof:</b>	Steel
<b>1st Floor Sq Ft:</b>	1,444	<b>Primary Bdrm:</b>	13'4" x 15'	<b>Exterior:</b>	Vinyl
<b>2nd Floor Sq Ft:</b>	336 +/-	<b>Up Bedroom:</b>	12'9" x 13'5"	<b>Interior Trim:</b>	Oak
<b>Basement:</b>	14' x 24'	<b>Office:</b>	10'3" x 11'	<b>Interior Walls:</b>	Sheetrock
<b>Deck:</b>	14' x 24'	<b>Laundry:</b>	8' x 11'	<b>Wells:</b>	None Known
		<b>Baths:</b>	1 & 1/2		
		<b>Shower:</b>	1		

**Features:** This is a one and a half story home on a large lot located in LaSalle. The first floor has an open kitchen with lots of oak cabinets, dining area, large living room, three bedrooms with primary having a bath, recently remodeled full bathroom, laundry room, exercise room, back entry to deck and backyard, and front entry to the attached double garage. The upstairs has fourth bedroom and a nice office area. There is a basement under the center part of the home that has forced air furnace with central air, CB electrical service, on demand hot water heater, and Kinetico water softener. The exterior has an open front porch, partial brick with vinyl siding, steel roof, newer Thermopane windows, and paver driveway. This property has a lot to offer and is priced to sell!

**Legal Description:** Lots 30-31, Block 8,  
Original, La Salle  
**Parcel:** 15.100.1300  
**Price:** \$129,000



For more information call or stop in at Mayberry Realty  
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Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.