5208 BIRCHCREST DRIVE
EDINA'S BIRCHCREST NEIGHBORHOOD

Mid-century ranch walkout rambler features thoughtful upgrades + updates. Well-maintained, move in ready home. Located in a great neighborhood within Edina School District 273.

- Hardwood floors throughout main level
- Two gas fireplaces (living room, family room)
- Three season porch off living room with garden views
- Professionally updated kitchen features custom cabinetry, granite countertops + stainless steel appliances
- Well-preserved mid-century bath in great condition
- Walkout family room opens to level rear yard with patio
- Lower level flooring (2014); office window added (2001)
- Lower level laundry, workshop and storage space
- Updated mechanicals include water softener (2016), water heater (2014), furnace (2013), AC (2001)
- Roof (2011) plus chimney rebuild + tuck-pointed (2014)
- Concrete patio + driveway
- Edina School District 273

PROPERTY INFORMATION 4 Bedrooms | 2 Baths | 2,440 TFSF | Two Car Garage with Pull-down Access to Attic

View online at berglarsengroup.com/5208birchcrest

MAIN LEVEL

Foyer	
Living Room	25 x 13
Dining Room	10 x 7
Kitchen	19 x 8
▪ Informal Dining Area	
Master Bedroom	16 x 11
Bedroom 2	14 x 11
Bedroom 3	13 x 10
Hallway Full Bath	
Three Season Porch	20 x 11

WALKOUT LEVEL

Family Room	24x 13
▪ Walkout to patio + rear yard	
Office/Den	11 x 10
Bedroom 4	15 x 10
Three Quarter Bath	
Laundry (unfinished)	
Workshop	15 x 13
Storage + Mechanicals	
Patio	

BERGLARSENGROUP

REBECCA PETERSON, REALTOR®
mobile 612.325.0141 / rebecca@berglarsengroup.com