

# For sale by owner, Owner can finance

4603 Shady Lane  
White Bear Lake, MN 55110  
\$197,500



This 1 level rambler is situated just 1 block from White Bear Lake's beautiful sandy lake shore, pristine refreshing waters, and miles of paved bike or walking trails. This smaller quaint home is updated on the inside and is all one-story with 3 bedrooms and 1 bathroom. The backyard is fenced in and has a nice private patio area. The basement includes laundry facilities and plenty of storage. This charming Old Downtown White Bear Home also includes a single car garage which is perfect for your workshop. This home can be yours with our flexible owner financing programs. Call today to see this home.

## More Features

Hardwood floors  
Newish appliances  
1 car garage  
3 bedrooms  
Recently painted interior  
Large city lot (50x155)

## Specifications

**Square feet** 1178  
**Year built** 1882  
**Sewer** City  
**Water** City  
**Heating** Gas, forced air furnace  
**Neighborhood** Wamplers Lakeside

## Terms

Cash, new loan, no bank qualifying seller financing with low down payment, or lease to own with purchase option.

**Monthly Payment** As low as \$1295/month  
**Availability** Appointment only, please call

## For Personal Assistance:

Please call Marc at  
651-271-4582

## Directions

Hwy 61 to Shady Lane. East to home. 1 block North of Hwy 96 and Lake Ave. .

**To see free info on our no money down programs or rent to own, 24 hours a day go to our website. <http://mn.arenter.com>**

