



\$ 399,999



675 Koehler Rd, Vadnais Heights, MN 55127

- » Beds: 5 | Baths: 1 Full
- » MLS #: 7043305
- » Single Family | 1,720 ft² | Lot: 23,479 ft² (0.54 acres)
- » More Info: [675KoehlerRd.IsForSale.com](https://www.kimziton.com/675KoehlerRd.IsForSale.com)

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Versatility meets opportunity in this thoughtfully designed home. Previously configured as an over/under duplex, this residence offers a flexible layout ideal for multi-generational living, guest quarters, or potential rental income. The upper-level features three bedrooms on one level, including a generously sized primary suite, a full bathroom, and an attached one-car garage. The lower level is equally impressive with its own private entrance, two bedrooms, a bath, full kitchen, and separate laundry creating a true independent living space. Set on a private lot with no rear neighbors, the home overlooks a pristine drylands marsh teeming with wildlife offering a peaceful, nature-filled backdrop rarely found. There is ample space for gardening, entertaining, or simply enjoying the quiet surroundings. A standout feature is the expansive 30 x 24 detached garage with concrete flooring, complemented by a new asphalt driveway and turnaround perfect for hobbyists, storage, or additional vehicles. Major mechanicals have been well maintained and updated, including a new boiler (2020), roof (2018), dual-zone heating, and dual water heaters (gas and electric). Additional updates include new lower-level windows and cabinetry, ensuring move-in readiness. Conveniently located by shopping, restaurants, medical center, schools and the Regional Park and Vadnais Lakes, with quick access to I-94 for an easy commute.

