



MLS 6522850 Residential

**\$486,413**

1,902 sq ft  
3 bedrooms  
2 baths

1119 7th Avenue  
Perham MN 56573

Status: Active

**Description:**

UNDER CONSTRUCTION in Perham: Quality built home in well developed neighborhood. 3 Bedroom, 2 bath home with full unfinished basement. Open floor plan with main level living, this home includes a sunroom and attached, heated 3 car garage. The current specs include quartz kitchen countertops, large kitchen island, granite bath vanity tops, vinyl plank flooring in common living areas and carpeted bedrooms. Act now to choose/change the interior finishes to your liking! Unfinished basement is designed for 2 more bedrooms, family room, and a full bath. NO ASSESSMENTS and the price will be approx \$7,000 less if the buyer qualifies for TIF through the City of Perham. Landscape curbing and underground sprinklers are installed. This development will connect via walking/biking path to the City of Perham's walking/biking trails, pickle balls courts, softball fields, dog park, and 27 hole golf course.

**Additional Details:**

Year Built	2023
Lot Acres	0.31
Lot Dimensions	94x144
Garage Stalls	3
School District	549
Taxes	\$738
Taxes with Assessments	\$738
Tax Year	2024

**Additional Features:**

**Basement:** Full, Wood **Fuel:** Natural Gas **Garage:** 3 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

From Perham: North on Hwy #8. East on 440th St. North on 7th Ave to property on left.



Listed By:  
Coldwell Banker Preferred Partners

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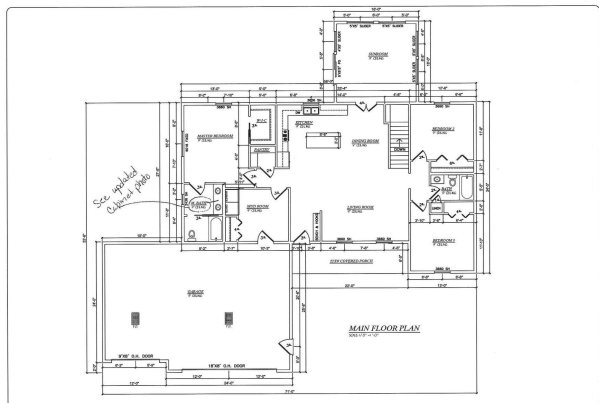




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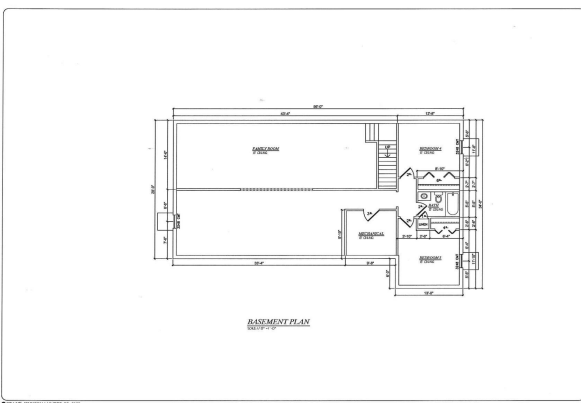


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NO.	10	10/12/22
TRAVIS	12.8.22	
TRAVIS	2.6.24	
DATE	10/12/22	
NO.	10	10/12/22
TOTAL SF	1848	

SPEC 5 BEDROOM  
 COUNTY PUBLIC LLC  
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