



MLS 6639646 Residential

**\$320,000**

1,576 sq ft  
3 bedrooms  
2 baths

817 9th Avenue  
Perham MN 56573

Status: Active

**Description:**

Welcome to this charming 3-bedroom, 2-bath split-level home in the heart of Perham, MN!

Conveniently located in the new Clearwater development, this home offers easy access to schools, the hospital, Highway 10, and all the shopping, dining, and entertainment that downtown Perham has to offer.

Inside, you'll find a spacious, open-concept kitchen, dining, and living area that flows seamlessly onto a walk-out composite deck—ideal for outdoor dining, summer BBQs, or simply relaxing and enjoying the beautiful surroundings. Each of the three bedrooms is generously sized, with the main bedroom featuring a convenient shared bathroom entrance.

The lower level offers exciting potential, with a large unfinished living area ready for your personal touch, and three egress windows, making it simple to add additional bedrooms if desired.

The expansive backyard features a large garden, perfect for planting in the upcoming season, while the walk-out composite deck with brown-treated wood and aluminum railings provides a stylish outdoor retreat.

What the seller loves most about this home:

Walk-in closet in both upstairs bedrooms.

The walk-out composite deck with brown-treated wood and aluminum railings.

The insulated garage has an electric heater and 240V service for a welder or electric vehicle.

The spacious backyard garden, ready for planting.

The lower-level living room has the potential for customization.

With a total of 2,016 square feet, this home offers ample space for growth and comfort. Don't miss out on this opportunity to own a wonderful home in Perham. Schedule your tour today!

Water softener is an EcoWater on demand, with an EcoWater RO system.

**Additional Details:**

Year Built 2012  
Lot Acres 0.32

Listed By 150 x 93  
eXp Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.  
Taxes with Assessments \$2,262

Tax Year 2024



Call Affinity Real Estate

**218-237-3333**

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Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470

**Additional Features:**

**Basement:** Wood **Fuel:** Natural Gas **Garage:** 2 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air**





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