



MLS 6680731 Residential

**\$274,900**

3,635 sq ft  
3 bedrooms  
3 baths

305 1st Street  
Wadena MN 56482

Status: Pending

**Description:**

Location matters and this 3 bed 3 bath ranch style home has that. Conveniently located a block from downtown Wadena and Jefferson St, it is walking distance to the library, grocery store, movie theatre, the brewery and so many more shops and restaurants. Home features three main floor bedrooms with a primary suite and walk in closet. A large living room and dining room, main floor laundry, and plenty of closet/storage space. The lower level has a wet bar, large family room, hot tub room with exhaust fan, and two non-conforming bedrooms for even more options. No need to worry about the ever-changing elements Minnesota offers us--property has a three-stall attached and heated garage. In all, over 3600 finished square feet! This home is priced below tax value and is ready for new ownership.

**Additional Details:**

Year Built	1997
Lot Acres	0.18
Lot Dimensions	100x80
Garage Stalls	3
School District	2155
Taxes	\$4,242
Taxes with Assessments	\$4,242
Tax Year	2024

**Additional Features:**

**Basement:** Finished, Full, Storage Space **Fuel:** Electric, Natural Gas **Garage:** 3 **Heat:** Forced Air, Fireplace(s), Radiant Floor **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

From Jefferson St in Wadena, take Highway 29 a block to the home.



Listed By:  
Hinkle Realty

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**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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





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