



MLS 6730729 Residential

**\$181,000**

1,740 sq ft  
2 bedrooms  
2 baths

353 44th Avenue  
Backus MN 56435

Status: Active

#### Description:

Welcome to this fresh cozy home! Main floor has two bedrooms, kitchen and dining area, full bathroom and a nice sized living room. Fresh carpet and paint through the home! Lower level has a long family room, the third bedroom, lots of storage closets and cubbies, a huge clean laundry room, and 3/4 bathroom with walk in tiled shower. Outside you have plenty of space to park vehicles and toys on the gravel driveway. Backyard is shaded with mature trees, and has neighboring fences on 2 sides already. Back deck is big enough for hanging out with a picnic table and grill, the front deck (with roof!) is perfect for the morning cup of coffee. Set up a showing today!

#### Additional Details:

Year Built	1980
Lot Acres	0.15
Lot Dimensions	100x64
School District	2174
Taxes	\$585
Taxes with Assessments	\$1,150
Tax Year	2025

#### Additional Features:

**Basement:** Block, Egress Window(s), Partially Finished, Tile Shower **Fuel:** Electric, Propane **Heat:** Baseboard, Forced Air **Sewer:** City Sewer/Connected **Water:** Private **Air Conditioning:** None

#### Driving Directions:

From 371, go west on Washburn Ave then south on 44th Ave NW, find home on the right hand side.



Listed By:  
Shrewd Real Estate

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Call Affinity Real Estate

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