



MLS 6754757 Residential

\$270,000

1,376 sq ft
2 bedrooms
2 baths

45617 County Highway 53
Perham MN 56573

Status: Pending

Description:

Charming Country Living with Endless Potential – Just Minutes from Perham & New York Mills!

Step into this cozy 2-bedroom, 1-bathroom home nestled on a stunning, wildlife-filled lot surrounded by mature pine trees. Located just a short drive from both Perham and New York Mills, this peaceful property blends nature, privacy, and possibility.

Inside, you'll love the spacious main floor layout featuring a large kitchen with plenty of counter space, a separate dining room, main floor laundry, and a warm, welcoming living room perfect for relaxing or entertaining.

Downstairs, the basement is a blank canvas—already equipped with a partially finished second bathroom and wide open space ready to be transformed. Create additional bedrooms, a family room, or even a home gym—the choice is yours!

Enjoy your morning coffee or evening grilling on the front deck, where you can unwind and watch the wildlife right in your front yard.

If you're dreaming of a private retreat with room to grow, this property has everything you need to make it your own.

Built in 1979, completely remodeled in 2019.

Additional Details:

Year Built	1979
Lot Acres	3.09
Lot Dimensions	368 x 368
Garage Stalls	2
School District	549
Taxes	\$1,646
Taxes with Assessments	\$1,646
Tax Year	2025



Listed By:
eXp Realty

Basement: Full **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air **Sewer:** Septic System **Water:** Drilled **Air Conditioning:** Central Air
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. Highway 53, turn South to the property. The property will be on the right.
Driving Directions: Highway 53, turn South to the property. The property will be on the right.



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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