



MLS 6757707 Residential

**\$325,000**

1,756 sq ft  
3 bedrooms  
2 baths

46049 St Lawrence Drive  
Perham MN 56573

Status: Hold

#### Description:

Enjoy main level living in this 3 bedroom, 2 bath home situated on a spacious 2.75 acre lot with an attached two stall garage. Featuring an open floor plan and in-floor heat, this home offers comfort and convenience. The primary bedroom includes a private 3/4 en-suite bath. There is also a large utility room with washer and dryer hook ups. Both front and back patios provide relaxing outdoor spaces complete with a covered front patio with a swing, stone accents, and landscaping alongside the home, and a backyard concrete patio that is situated just right for some evening shade. Additional highlights include a 12'x24' storage shed with electric, a 50-amp RV hookup, and plenty of room to expand your gardens or to build your dream shed. This property is located between two public boat accesses on Rush Lake, and close to many more lakes and also the Otter Tail River. This location is great, with convenient access to nearby towns, shopping, snowmobile trail, lakes, river, and restaurants, making it the ideal place to live.

#### Additional Details:

Year Built	2020
Lot Acres	2.75
Lot Dimensions	400x300
Garage Stalls	2
School District	549
Taxes	\$1,640
Taxes with Assessments	\$1,640
Tax Year	2025

#### Additional Features:

**Fuel:** Propane **Heat:** Boiler, Radiant Floor

#### Driving Directions:

From Hwy 78 South out of Perham turn left onto County Hwy 14. Turn right onto 460th Ave. Turn left onto St. Lawrence Dr. Property will be the first home on the left.



Listed By:  
Coldwell Banker Preferred Partners

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**Call Affinity Real Estate**

**218-237-3333**

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