



MLS 6773249 Residential

**\$260,000**

1,716 sq ft  
4 bedrooms  
2 baths

301 Broadway  
Little Falls MN 56345

Status: Active

**Description:**

Welcome to this charming 4 bedroom, 2 bathroom, home situated on a desirable corner lot. This property features a fully fenced-in yard, perfect for outdoor activities, pets, or gardening. The spacious two-car detached garage provides plenty of room for parking and storage. Inside, you'll find a functional layout with generous living space, natural light, and room for everyone. At the front of the house is a four-season porch and bonus room that could be used as an office. As a bonus there is a sauna located in the lower level of the home and a newly remodeled main floor bathroom with roll in tile shower. With its combination of comfort, functionality, and curb appeal, this home is ready to welcome its next owner.

**Additional Details:**

Year Built	1914
Lot Acres	0.19
Lot Dimensions	60x142
Garage Stalls	2
School District	482
Taxes	\$2,462
Taxes with Assessments	\$2,462
Tax Year	2024

**Additional Features:**

**Basement:** Storage Space **Fuel:** Natural Gas **Garage:** 2 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

Located on the corner of W Broadway and 3rd St NW.



Listed By:  
Your Next Place Real Estate

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