



MLS 6782377 Residential

**\$309,000**

1,862 sq ft  
3 bedrooms  
3 baths

1305 Madison Avenue  
Wadena MN 56482

Status: Pending

#### Description:

Amazing opportunity for a one owner magnificently designed and built custom home. Convenient one level living with the wonderful use of large basement for additional space. Great location on edge of Wadena with the luxury of Otter tail county taxes. Located on a nice double corner lot so you will have plenty of space for gardening, flowers or just room for the family to roam. 3 bedroom 3 bathroom home with 3 stall attached, finished and heated garage with workshop. Large basement that is easily accessible and could be totally finished if desired. Need more bedrooms? addition of egress window in basement will solve that. Main level boast gorgeous hickory hardwood floors, beautiful tile work, vaulted ceiling, custom cabinets, walk in tile shower in primary bedroom and an awesome attached 3-4 season porch that will make for some wonderful relaxation time. This home is truly a well taken care of gem.

#### Additional Details:

Year Built	2006
Lot Acres	0.77
Lot Dimensions	150 x 220
Garage Stalls	3
School District	1053
Taxes	\$2,128
Taxes with Assessments	\$2,128
Tax Year	2025

#### Additional Features:

**Basement:** Concrete, Partially Finished **Fuel:** Array **Garage:** 3 **Heat:** Dual Fuel/Off Peak, Forced Air **Sewer:** Private Sewer, Septic System  
**Compliant -** Yes, Tank with Drainage Field **Water:** Private, Sand Point **Air Conditioning:** Central Air

#### Driving Directions:

Jefferson St to Irving Sw to 11th street SW to Madison Ave SW



Listed By:  
Hinkle Realty

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, change or withdrawal.



Call Affinity Real Estate

**218-237-3333**

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