



MLS 6784374 Residential

**\$320,000**

1,053 sq ft  
3 bedrooms  
2 baths

47140 374th Avenue  
Frazee MN 56544

Status: Active

#### Description:

Classic 1-1/2 story farm house on 2.5+ acres overlooking small, tranquil pond. The 3 bedroom home has been tastefully updated and is as charming as can be! New metal roof, electrical, Heating/plumbing, and septic system. Attached, heated and finished garage. Older barn/coop adds to the character. Roadside patio and pond side deck. This is a great lakes area retreat! If you're looking for more room the adjoining 2.5 acre parcel with shouse is available as list #6784465. Great multi-family opportunity.

#### Additional Details:

|                        |              |
|------------------------|--------------|
| Year Built             | 1900         |
| Lot Acres              | 2.5          |
| Lot Dimensions         | 2.5 acre +/- |
| Garage Stalls          | 2            |
| School District        | 549          |
| Taxes                  | (unreported) |
| Taxes with Assessments | (unreported) |
| Tax Year               | 2025         |

#### Additional Features:

**Basement:** Unfinished **Fuel:** Propane **Garage:** 2 **Heat:** Baseboard, Forced Air **Sewer:** Private Sewer, Septic System Compliant - Yes, Tank with Drainage Field **Water:** Drilled, Shared System, Well **Air Conditioning:** Central Air

#### Driving Directions:

From Hwy #10: West on Hwy #60. South on Hwy #36. East on 470th St. North on 374th Ave to house #47140.



Listed By:  
Coldwell Banker Preferred Partners

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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Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470





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