



MLS 6787076 Residential

**\$379,900**

2,458 sq ft  
4 bedrooms  
1 baths

40173 Co Hwy 49  
Perham MN 56573

Status: Active

#### Description:

Charming Country Home on 4.65 Acres Near Marion Lake!

Enjoy peaceful country living on this beautiful 4.65-acre property surrounded by mature trees, open land, and trails throughout the woods. Just down the road from Marion Lake, this property offers the perfect balance of privacy and convenience.

This spacious home features 4 bedrooms (3 on the main level), 1 updated bathroom with space to add a second, and the convenience of main floor laundry. The kitchen has been fully updated with stunning hickory cabinets, quartz countertops, stainless steel appliances, and a stylish tile backsplash. The bathroom has also been updated, blending comfort with modern finishes. A cozy 3-season porch, a brand new deck, and an office/flex space provide even more room to relax, work, or entertain.

Step outside and enjoy the outdoors—this property is fenced on 3 sides, includes trails winding through the trees, and has available class 5 gravel ready to be spread on trails if desired. A large detached shop with concrete and heat provides plenty of space for storage, hobbies, or projects.

Whether you're looking for a hobby farm, a quiet retreat, or simply more space to enjoy nature, this property checks all the boxes. Schedule your showing today!

#### Additional Details:

Year Built	1962
Lot Acres	4.65
Lot Dimensions	4.65AC
Garage Stalls	2
School District	549
Taxes	\$1,816
Taxes with Assessments	\$1,816
Tax Year	2025

#### Additional Features:

**Fuel:** Propane, Wood **Heat:** Forced Air, Fireplace(s)

#### Driving Directions:

From Vt Main St toward 1st Ave N, Turn right at the 1st Ave N, Turn right onto MN-108 W, Turn right onto Hwy 49. Look for sign



Listed By:

HomeSmart Adventure Realty



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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





website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377

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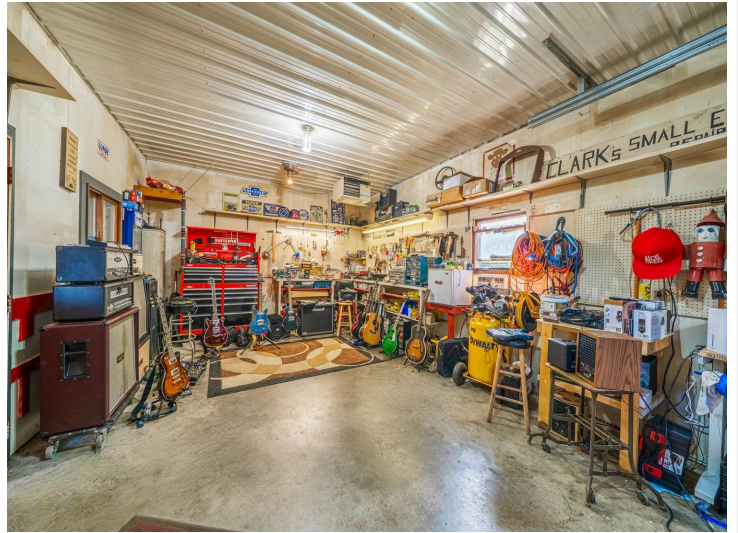


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