



MLS 6806508 Lake Home

**\$309,900**

2,346 sq ft  
3 bedrooms  
2 baths

1622 Graydon Avenue  
Brainerd MN 56401

Waterfront: Buffalo Creek

Status: Coming Soon

**Description:**

Charming 3 bedroom, 2 bath rambler with a full walkout basement and Buffalo Creek running through the backyard! Enjoy the peaceful setting and beautifully landscaped yard, perfect for relaxing or entertaining. The lower level features a wet bar area, cozy fireplace, and its own private entrance, offering great potential to convert into a duplex or separate living space. Home also includes an attached 2 stall garage, spacious main-level layout, and great curb appeal. A rare find with nature and versatility all in one!

**Additional Details:**

Year Built	1958
Lot Acres	0.38
Lot Dimensions	90x215x37x73x41x149
Garage Stalls	2
School District	181
Taxes	\$2,024
Taxes with Assessments	\$2,024
Tax Year	2025

**Additional Features:**

**Basement:** Block, Finished, Full, Tile Shower, Walkout **Fuel:** Natural Gas **Garage:** 2 **Heat:** Boiler, Hot Water **Sewer:** City Sewer/Connected  
**Water:** City Water/Connected **Air Conditioning:** Ductless Mini-Split

**Driving Directions:**

1622 Graydon Ave.



Listed By:  
LPT Realty, LLC

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