



MLS 6806508 Lake Home

\$299,999

2,346 sq ft 3 bedrooms 2 baths

1622 Graydon Avenue Brainerd MN 56401

Waterfront: Buffalo Creek

Status: Active

## **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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