



MLS 6809486 Residential

\$425,000

3,712 sq ft 3 bedrooms 3 baths

41221 474th Avenue Perham MN 56573

Status: Active

## **Description:**

New combo boiler heater installed, with endless hot water feature.

Storybook Charm on 5 Private Acres – Just Minutes from Perham!

Tucked away in a peaceful stand of pines, this 3-bedroom home feels like something out of a storybook. With newly installed siding and windows, this property is now a must-see! Nestled on 5 wooded acres just outside of Perham, it offers the perfect blend of privacy and convenience — close to lakes, town, and trails, yet surrounded by nature.

Inside, you'll find spacious living areas with plenty of room to grow. The unfinished basement provides endless potential to add more bedrooms, a family room, or your dream retreat. There's also space to build a shop or expand the footprint if desired.

This home combines comfort, charm, and opportunity — all in a beautiful Northwoods setting. The hard work has begun, and the next chapter is ready to be written by you.

## Additional Details:

Year Built 1920 Lot Acres 5

Lot Dimensions 333 x 660

Garage Stalls 3
School District 549
Taxes \$2,254
Taxes with Assessments \$2,254
Tax Year 2025

## **Additional Features:**

Fuel: Propane Heat: Boiler

## **Driving Directions:**

Broker Reciprocity

Set of Wain St until Hwy 10, After 2.4 Miles, turn

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