



MLS 6810232 Residential

\$269,900

1,772 sq ft
3 bedrooms
2 baths

1002 12th Avenue
Brainerd MN 56401

Status: Pending

Description:

Here is a great opportunity to own a remarkably maintained 3 bed, 2 bath home perfectly positioned on a great corner lot. From the moment you arrive, the tidy landscaping and welcoming front entry set the tone for warm, comfortable living. Inside, beautiful hardwood floors lead you through bright, well-proportioned rooms, where natural light pours across the main level. All three bedrooms are thoughtfully arranged on one level, offering a practical layout for everyday convenience—ideal for keeping loved ones close, carving out a quiet office, or hosting overnight guests. The kitchen features newer appliances, generous cabinet space, making meal prep and weeknight dinners a breeze.

The lower level expands your living space with a roomy family room anchored by a cozy gas fireplace—perfect for movie nights, game days, or curling up with a good book. A great craft/hobby room invites creativity, workouts, or dedicated storage, adapting effortlessly to your needs as life evolves. Step outside to appreciate the benefits of a corner lot: extra sunlight, and plenty of yard space for whatever outdoor activities you enjoy—gardening, lawn games, pets, or play. A 2-stall garage provides secure parking and workshop potential, while the storage shed keeps tools and gear neatly organized. Whether you're upsizing, right-sizing, or purchasing your first home, this property delivers the space, updates, and flexibility that matter. Lovingly cared for and move-in ready, it blends comfort, function, and easy everyday living in a location you'll love.

Additional Details:

Year Built	1967
Lot Acres	0.34
Lot Dimensions	100x147
Garage Stalls	2
School District	181
Taxes	\$25
Taxes with Assessments	\$25
Tax Year	2025

Additional Features:

Basement: Block, Daylight/Lookout Windows, Finished, Full, Storage Space, Fuel: Natural Gas, **Garage:** 2, **Heat:** Baseboard, Boiler, Hot Water, Sewer/Connected, **Water:** City Water/Connected, Air Conditioning, Access Mini-Split

Listed By:

Edina Realty, Inc.



1002 12th Avenue NE 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

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Affinity
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