



MLS 6811093 Residential

**\$539,900**

3,156 sq ft  
4 bedrooms  
3 baths

31838 Blue Ridge Drive  
Breezy Point MN 56472

Status: Pending

**Description:**

Beautiful Breezy Point Home – Perfect for Comfort & Entertaining! Welcome to your new home in the heart of Breezy Point, just minutes from stunning lakes, pristine golf courses, and a variety of great dining options! This spacious 4-bedroom, 3-bath home combines modern comfort with classic Northwoods charm. Home Features: Private master suite on the main level for convenience and privacy. Spacious kitchen with center island, pantry, and stainless-steel appliances. Inviting living room with gas fireplace and vaulted ceilings. Informal dining area perfect for family meals or gatherings. Walk-out lower level with large family room and additional storage space. Dedicated laundry room for added functionality. Exterior & Outdoor Living: Beautifully landscaped yard with sprinkler system and seamless gutters. Fenced yard – ideal for kids or pets. Large deck perfect for entertaining and relaxing evenings. Stamped concrete patio with fire pit – a backyard oasis! Hot tub for year-round relaxation. Heated, insulated 3-car garage with plenty of space for vehicles and storage. Enjoy the best of Breezy Point living — peaceful surroundings, top amenities, and easy access to everything you love! Don't miss this one – schedule your private showing today!

**Additional Details:**

|                        |                 |
|------------------------|-----------------|
| Year Built             | 2006            |
| Lot Acres              | 0.506           |
| Lot Dimensions         | 110x202x110x198 |
| Garage Stalls          | 3               |
| School District        | 909             |
| Taxes                  | \$3,325         |
| Taxes with Assessments | \$3,350         |
| Tax Year               | 2025            |

**Additional Features:**

**Fuel:** Array **Heat:** Forced Air, Fireplace(s)

**Driving Directions:**

In Breezy Point go West on Cty Rd 11 to a Right onto Ranchette to a Right onto Scenic Overlook to a Left onto White Overlook to a Right onto Blue Ridge Drive to the property on the Right located at 31838 Blue Ridge Drive



Listed By:  
Edina Realty, Inc.

Affinity Real Estate Inc. 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**

**218-237-3333**

**info@affinityrealestate.com**



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



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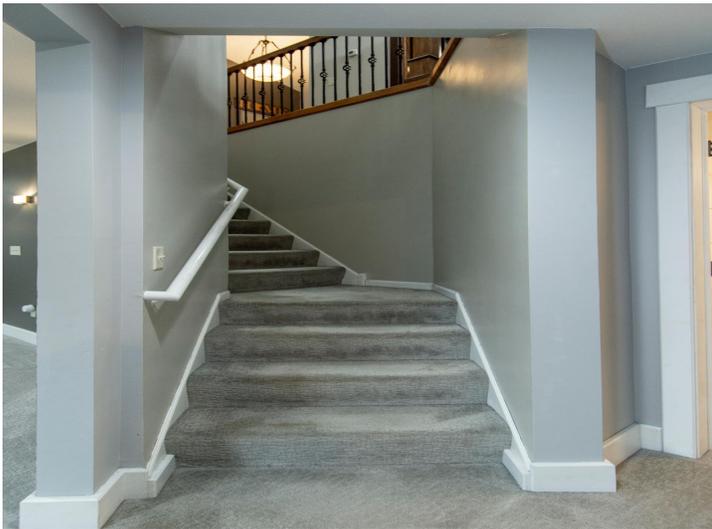
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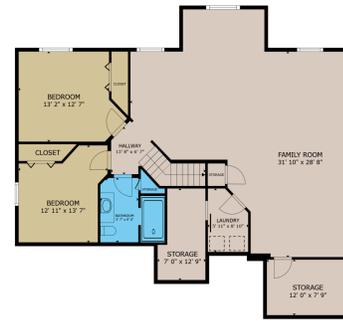
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FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 1,524 sq.ft. FLOOR 2: 1,562 sq.ft.  
 EXCLUDED AREAS: GARAGE: 721 sq.ft.  
 TOTAL: 3,083 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1,524 sq.ft. FLOOR 2: 1,562 sq.ft.  
 EXCLUDED AREAS: GARAGE: 721 sq.ft.  
 TOTAL: 3,083 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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