



MLS 6811697 Residential

**\$84,900**

840 sq ft  
2 bedrooms  
1 baths

6724 Wels Avenue  
Brainerd MN 56401

Status: Pending

**Description:**

Affordable living with room to roam! This 2-bed, 1-bath manufactured home sits on a spacious .63-acre lot and includes a hard-to-find 2-stall heated attached garage for year-round comfort and convenience. Enjoy peace of mind with newer windows and a 7-year-old septic system, plus a large, flat yard that's perfect for gatherings, gardening, or simply relaxing outdoors. Located just minutes from North Central Speedway, county land, and miles of recreation trails, this property offers quick access to outdoor adventure. You're also close to all the amenities of Brainerd/Baxter, providing the ideal balance of rural living and everyday convenience. A great opportunity for affordable homeownership in a prime location—come see all that this property has to offer!

**Additional Details:**

Year Built	1978
Lot Acres	0.63
Lot Dimensions	183x300x183x300
Garage Stalls	2
School District	181
Taxes	\$378
Taxes with Assessments	\$378
Tax Year	2025

**Additional Features:**

**Basement:** Crawl Space **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air **Sewer:** Tank with Drainage Field **Water:** Well **Air Conditioning:** Wall Unit(s), Window Unit(s)

**Driving Directions:**

South on 6th st S/old 371 Brainerd to Wels Ave on Right to Home on Left.



Listed By:  
Coldwell Banker Crown Realtors

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