



MLS 6817375 Residential

**\$179,900**

1,440 sq ft  
1 bedrooms  
1 baths

12949 Co Hwy 41  
Frazee MN 56544

Status: Active

**Description:**

SPACIOUS CORNER LOT IN EVERGREEN! Set on a beautiful 1.21-Acre Lot with a private, tree-lined Backyard, this Affordable Year-Round Home offers Character, Space, and Convenience.

The home features Original Hardwood Floors, 10-Ft Ceilings in the Living Room, and a Full Basement with a recently updated Furnace & Water Softener. Take in the gorgeous views from your oversized Backyard, complete with great Tree Coverage and room to roam.

Located just off Hwy 87 for an easy commute — only 13 minutes to Frazee and 18 minutes to Perham. An ideal opportunity for anyone seeking Space, Privacy, and Value in the heart of Evergreen.

**Additional Details:**

Year Built	1925
Lot Acres	1.21
Lot Dimensions	256 x 206
School District	23
Taxes	\$828
Taxes with Assessments	\$888
Tax Year	2025

**Additional Features:**

**Basement:** Daylight/Lookout Windows, Full, Concrete, Storage Space, Unfinished **Fuel:** Electric, Natural Gas, Wood **Heat:** Forced Air, Outdoor Boiler **Sewer:** Private Sewer, Septic System Compliant - No, Tank with Drainage Field **Water:** 4-Inch Submersible, Private, Well **Air Conditioning:** None

**Driving Directions:**

From Frazee, head East on Hwy 87. Continue for 12.2 miles, then turn right onto Co Hwy 41. The property will be the first on the left side



Listed By:  
Jack Chivers Realty

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Call Affinity Real Estate

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