



MLS 6822435 Residential

**\$219,900**

1,470 sq ft

3 bedrooms

2 baths

1315 8th Avenue  
Brainerd MN 56401

Status: Active

#### Description:

This charming and adorable 3 bedroom, 2 bathroom rambler located in NE Brainerd showcases single level living and many notable updates while original oak flooring and sit-in bay window provide unique character from years past. Privately separated, the primary suite provides ample space with a full bathroom and sizable walk-in closet! A centrally located second full bath serves the 2 additional bedrooms. Cosmetic upgrades include recent paint throughout, kitchen countertops and back splash, freshly painted cabinets with new hardware, updated lighting, and LVP flooring. Major improvements such as modern windows and patio door, roof replacement in 2022, furnace and water heater replacements in 2024 offer energy efficiency and added peace of mind for many years to come! An attached single stall garage helps keep the vehicle out of the elements, while a sturdy garden shed provides storage for all your tools and equipment. Relax and entertain outdoors on the large rear deck with built-in seating while the kids or pets play safely within a fenced yard. This value packed property offers a ton of "bang for the buck" and is ideally located within walking distance to numerous parks, local restaurants, and everyday conveniences. Schedule your private showing before this one is gone!

#### Additional Details:

Year Built	1952
Lot Acres	0.24
Lot Dimensions	76x140
Garage Stalls	1
School District	896
Taxes	\$1,652
Taxes with Assessments	\$1,652
Tax Year	2025

#### Additional Features:

**Basement:** Crawl Space **Fuel:** Array **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

#### Driving Directions:

From MN-210 follow Mill Ave north to right turn on "N" St NE. Follow "N" St NE to 8th Ave NE. Turn right on 8th Ave NE. Second property on the right.



Listed By:  
Coldwell Banker Realty

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Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



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