



Affinity
REAL ESTATE INC

MLS 6823753 Residential

\$319,900

1,980 sq ft

4 bedrooms

2 baths

839 Bluff Avenue
Brainerd MN 56401

Status: Active

Description:

Beautiful home on Bluff Avenue in Brainerd's north side neighborhood — and the inside is truly cozy and charming. This home features geothermal-assisted, highly efficient heating, making it extremely economical to operate year-round. It is also located just minutes from the hospital and everything Brainerd has to offer; it offers convenience and quick access to essential services.

The home has been remodeled in the last several years, and nearly everything is newer: carpeting, laminate flooring, stainless steel kitchen appliances, kitchen counters and sink, the main-floor bath, most windows and doors, light fixtures, furnace, water heater, electrical panel, and interior paint. High ceilings and two gas fireplaces add warmth and charm, making this property stand out as well above average for the neighborhood in both features and condition.

The lot backs directly up to public DNR land that stretches all the way to the Mississippi River, providing wonderful wooded views and no neighbors behind you. The owners have also installed a private fenced-in backyard with a fire pit and a beautiful, quiet setting to enjoy.

The exterior is low-maintenance vinyl siding, and the garage (built in 1999) is in excellent condition and has a great workshop opportunity. This home offers comfort, efficiency, and an exceptional location that is hard to match in this price range.

Additional Details:

Year Built	1905
Lot Acres	0.19
Lot Dimensions	50x140
Garage Stalls	1
School District	896
Taxes	\$3,424
Taxes with Assessments	\$3,424
Tax Year	2025



Listed By:

ANIS REALESTATE AND MANAGEMENT, LLC

Street: **water:** City water/Connected **Air Conditioning:** Central Air, Geothermal
Affinity Real Estate Inc. participates in the Regional Multiple Listing Service.

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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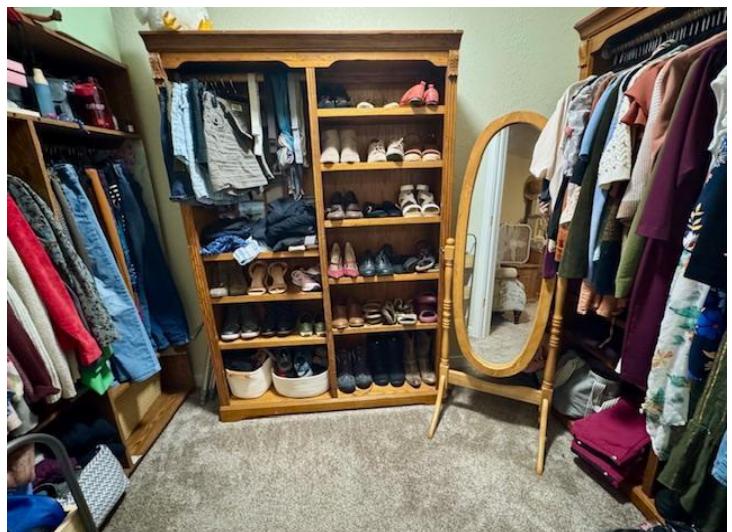
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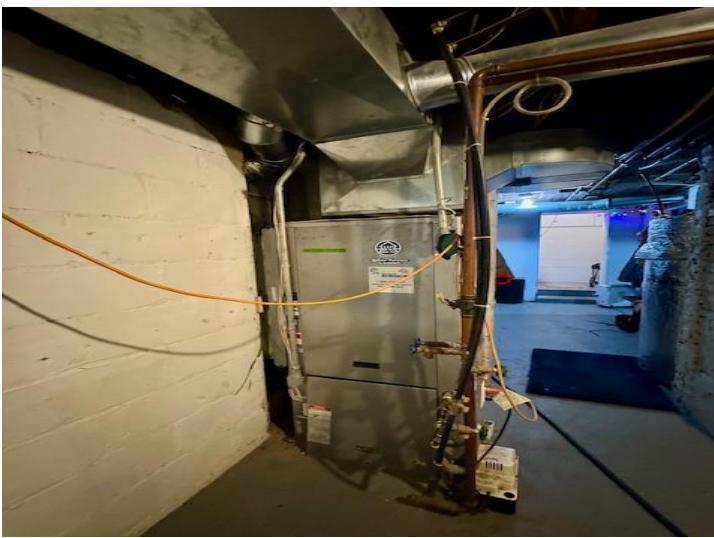
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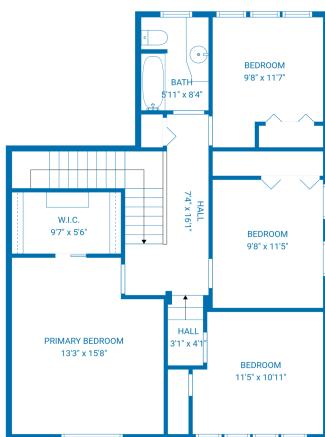
1ST FLOOR



2ND FLOOR



BASEMENT 1



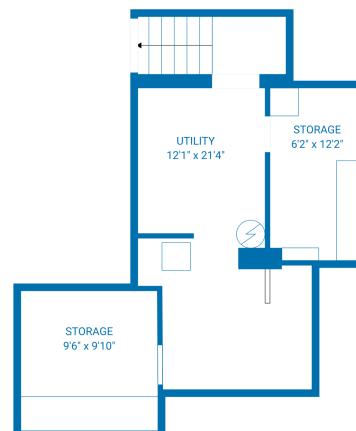
TOTAL: 1980 sq. ft.
BELOW GRADE: 0 sq. ft., 1st floor: 1106 sq. ft., 2nd floor: 874 sq. ft.
EXCLUDED AREAS: STORAGE: 179 sq. ft., UTILITY: 213 sq. ft., UNDEFINED: 42 sq. ft.
GARAGE: 362 sq. ft., WALLS: 229 sq. ft.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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