



MLS 6823753 Residential

\$299,000

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 | 181 |
| Taxes | \$3,424 |
| Taxes with Assessments | \$3,424 |
| Tax Year | 2025 |

Listed By: **Broker Reciprocity**
 in Storage Space and Unfinished Full Natural Gas Garage - Full Forced Air - Fireplaces - Geothermal
 water: City Water/Connected **Air Conditioning:** Central Air, Geothermal
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Call Affinity Real Estate

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1ST FLOOR



2ND FLOOR

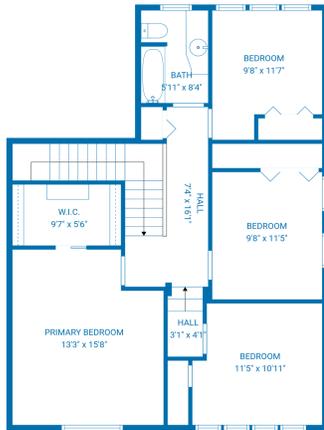


BASEMENT 1



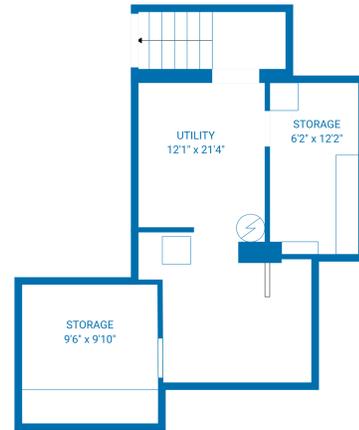
TOTAL: 1980 sq. ft.
BELOW GRADE: 0 sq. ft., 1st floor: 1106 sq. ft., 2nd floor: 874 sq. ft.
EXCLUDED AREAS: STORAGE: 179 sq. ft., UTILITY: 213 sq. ft., UNDEFINED: 42 sq. ft.,
GARAGE: 362 sq. ft., WALLS: 229 sq. ft.

FLOOR PLAN CREATED BY CURATOR APP. MEASUREMENTS DERIVED FROM AERIAL PHOTO. NOT GUARANTEED.



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