



MLS 7031035 Residential

\$255,000

1,496 sq ft
3 bedrooms
2 baths

1306 Park Street
Brainerd MN 56401

Status: Pending

Description:

Well-located 3 bedroom, 2 bath home in a classic Brainerd neighborhood with beautiful views overlooking Boom Lake and incredible sunset views from the expansive second-floor balcony. The entire upper level functions as a private primary retreat featuring a spacious bedroom, walk-in closet, large bathroom with jetted tub, and a comfortable sitting area with direct access to the balcony—perfect for relaxing and taking in the view. The main floor includes two additional bedrooms and a welcoming living room, while the large mudroom/breezeway connects the home to the attached one-stall garage for easy everyday living, especially during Minnesota winters. Recent updates include new carpet, fresh paint, updated 200-amp electrical service, newer furnace, and stainless steel appliances. A storage shed provides extra space for tools and outdoor gear. A rare opportunity to enjoy lake views, generous living space, and a convenient location close to everything Brainerd has to offer.

Additional Details:

Year Built	1912
Lot Acres	0.23
Lot Dimensions	63x158x63x164
Garage Stalls	1
School District	896
Taxes	\$2,332
Taxes with Assessments	\$2,332
Tax Year	2025

Additional Features:

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

Driving Directions:

From E College Drive headed East take a right on Park St. Home is on the right side.



Listed By:
Central MN Realty LLC

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218-237-3333

info@affinityrealestate.com



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



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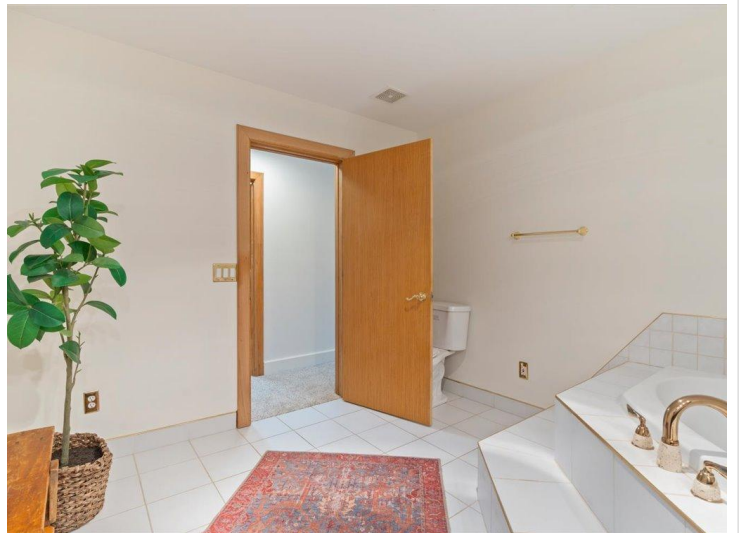
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