



MLS 7080650 Residential

**\$295,400**

2,362 sq ft  
2 bedrooms  
2 baths

210 Birch Terrace  
Ashby MN 56309

Status: Active

**Description:**

Fall in love with this spacious rambler located on a nicely treed and well kept cul-de-sac in Ashby. With high ceilings and natural light in every room, this house feels like home. Located on the edge of town and offering stunning southerly views, this property features many updates such as flooring, fresh paint throughout, new covered porch decking, and new smart garage doors on the fully finished and heated garage. The main floor offers a full bathroom and 2 nice sized bedrooms - the primary featuring a walk in closet and patio doors leading to the 4 season sun porch. The lower level is finished but still an open canvas, currently functioning with a large family room that could easily be transformed into another bedroom. The lower lever also has direct access to the garage by way of an exterior door with stair case making the option for a separate rental unit a very viable option to offset expenses. Located a short distance of downtown and just a stones throw from Ashby School, this property has so much to offer - come take a look!

**Additional Details:**

Year Built	1998
Lot Acres	0.264
Lot Dimensions	.264 ac
Garage Stalls	2
School District	261
Taxes	\$3,216
Taxes with Assessments	\$3,216
Tax Year	2025

**Additional Features:**

**Basement:** Block, Finished, Full **Fuel:** Propane **Garage:** 2 **Heat:** Dual Fuel/Off Peak, Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

From main street, head south on Birch Ave to Birch Terrace on right. It is the last road/cul-de-sac on the road. Home on left.



Listed By:  
Weichert, Realtors - Paulson Land Co

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**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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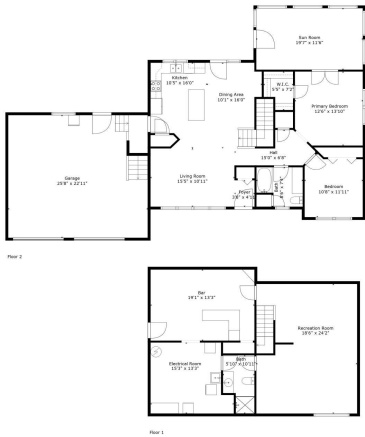
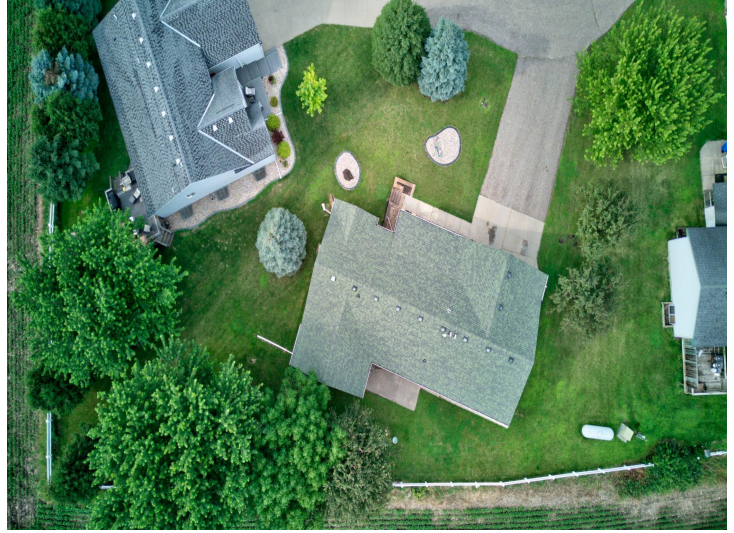
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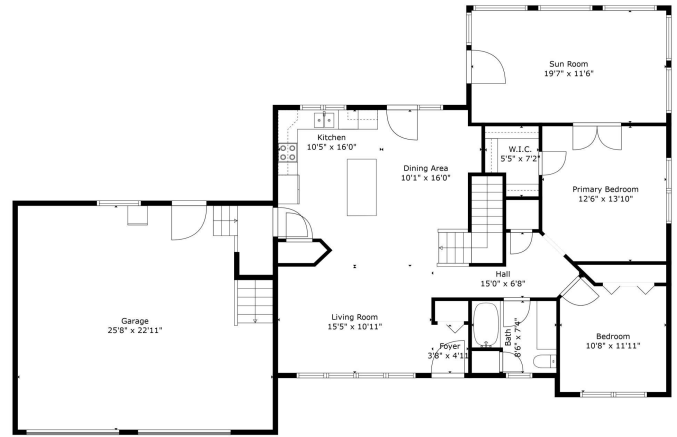
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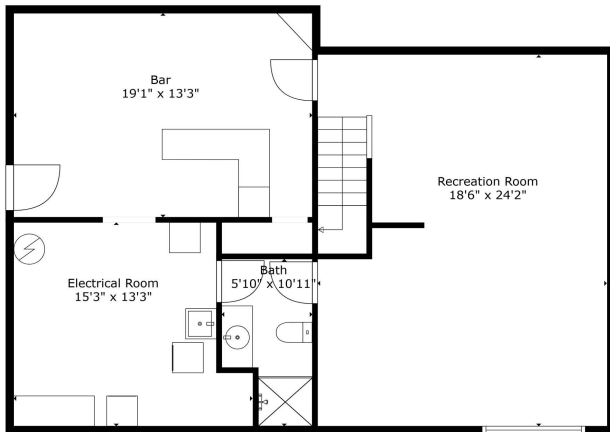
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TOTAL: 2056 sq. ft.  
 BELOW GROUND: 789 sq. ft., FLOOR 2: 1267 sq. ft.  
 EXCLUDED AREAS: ELECTRICAL ROOM: 180 sq. ft., GARAGE: 583 sq. ft.  
 WALLS: 199 sq. ft.  
 Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



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