



MLS 7086062 Residential

\$389,000

2,592 sq ft
3 bedrooms
2 baths

35715 260th Avenue
Erhard MN 56534

Status: Active

Description:

Escape to the privacy of country living with this spacious 3-bedroom, 2-bath home on 6.5 wooded acres just outside of Erhard. Offering nearly 3,000 square feet, the home features an open-concept kitchen and dining area with center island, updated stainless steel appliances, large pantry, multiple living spaces, and a private primary suite with walk-in closet and custom tile shower. Outside, enjoy mature trees, open yard space, and a private trail winding through the woods. The impressive 40' x 30' heated and insulated shop provides approximately 1,200 square feet of additional storage and workspace. Conveniently located near Maplewood State Park, area lakes, and just a short drive to Erhard, Pelican Rapids, and Fergus Falls, this property offers the perfect blend of privacy, recreation, and everyday convenience.

Additional Details:

Year Built	1988
Lot Acres	6.56
Lot Dimensions	279 x 1000
Garage Stalls	4
School District	548
Taxes	\$527
Taxes with Assessments	\$612
Tax Year	2026

Additional Features:

Basement: Block, Finished **Fuel:** Propane **Garage:** 4 **Heat:** Forced Air **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Private, Well **Air Conditioning:** Central Air

Driving Directions:

From Erhard, East on Hwy 24, right on 260th Ave to property on the right.



Listed By:
Andrew Yaggie Real Estate

Affinity Real Estate Inc. participates in the Regional Multiple Listing 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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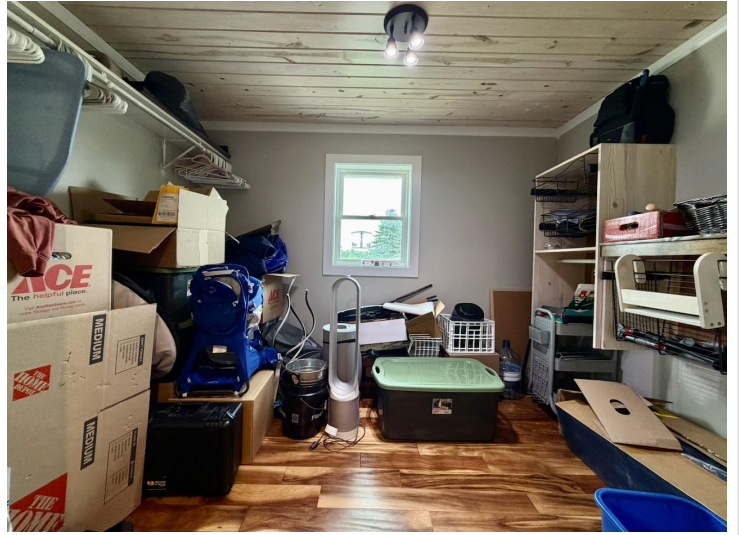
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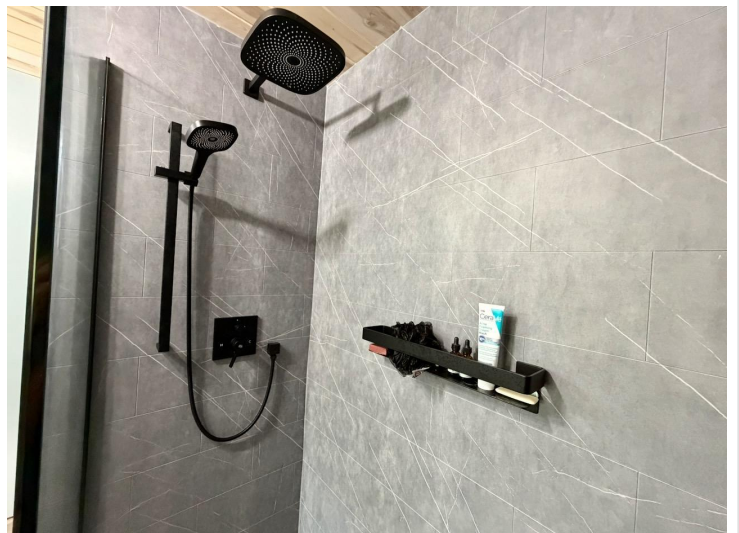
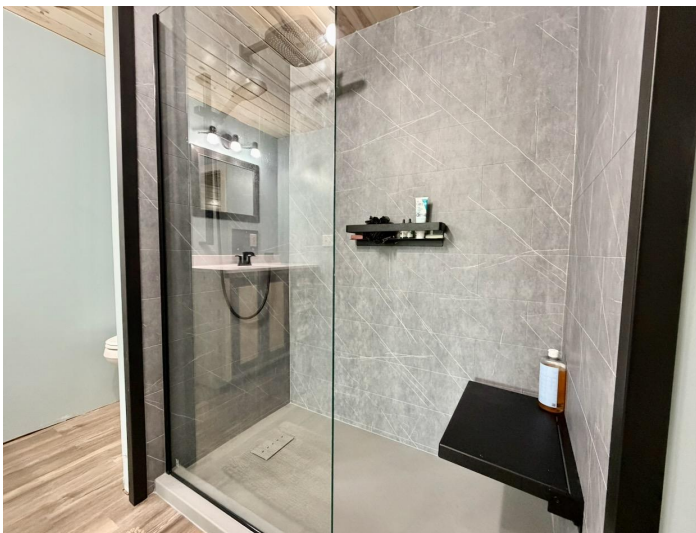
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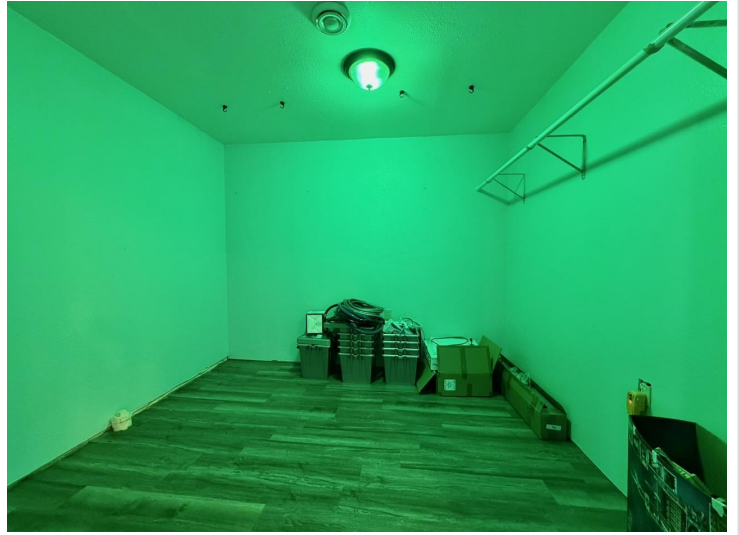
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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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