



MLS 7095043 Residential

**\$199,900**

1,272 sq ft  
2 bedrooms  
1 baths

806 1st Avenue  
Little Falls MN 56345

Status: Active

**Description:**

A solid, well-cared-for home offering comfort, functionality, and room to grow!

Features beautiful oak kitchen cabinets, a main-floor bedroom, and a main-floor bathroom for convenient living. The upper level offers a spacious 9' x 27' crow's nest bedroom with knotty pine finishes and a large closet.

The lower level includes a family room and a hobby room that could easily be converted into an additional bedroom with the addition of an egress window. A bathroom has already been roughed in and is ready for the installation of a shower.

The garage is in excellent condition and is complemented by a cement driveway and a cement patio, perfect for outdoor enjoyment. A fenced side yard provides added privacy and security.

This property offers comfortable living today with opportunities for future expansion and customization.

**Additional Details:**

Year Built	1945
Lot Acres	5202
Lot Dimensions	51x102
Garage Stalls	2
School District	482
Taxes	\$1,646
Taxes with Assessments	\$1,646
Tax Year	2026

**Additional Features:**

**Basement:** Block, Full, Partially Finished **Fuel:** Natural Gas **Garage:** 2 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

State Hwy 27



Listed By:  
Century 21 First Realty, Inc.

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**Call Affinity Real Estate**

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