



MLS 7133947 Lake Home

**\$450,000**

3,273 sq ft  
4 bedrooms  
4 baths

309 Bluff Avenue  
Brainerd MN 56401

Waterfront: Mississippi River

Status: Coming Soon

#### Description:

Welcome to 309 Bluff Ave, a beautifully renovated turn-of-the-century home offering timeless character, modern comfort, and picturesque views overlooking the Mississippi River. Thoughtfully renovated by Norson Builders, this impressive 4-bedroom, 4-bath home blends the craftsmanship and charm of its era with updates designed for today's lifestyle. Inside, multiple living areas provide plenty of space to gather, entertain, or unwind, while a wood-burning fireplace adds warmth and character. The spacious primary bedroom features a private bath, and the home's flexible layout offers ample room for family, guests, a home office, or additional living space. Step outside to multiple decks designed to take full advantage of the beautiful river setting, perfect for morning coffee, outdoor dining, entertaining, or simply relaxing while overlooking the Mississippi. Additional features include a chicken coop and solar panels installed in 2017, adding a unique combination of sustainability and homesteading potential. Rich in history, beautifully updated, and filled with character, 309 Bluff Ave offers a rare opportunity to enjoy the charm of a turn-of-the-century home with modern amenities and incredible Mississippi River views, all in the heart of Brainerd.

#### Additional Details:

|                        |               |
|------------------------|---------------|
| Year Built             | 1921          |
| Lot Acres              | 0.43          |
| Lot Dimensions         | 275x80x209x75 |
| Garage Stalls          | 2             |
| Taxes                  | \$4,174       |
| Taxes with Assessments | \$4,174       |
| Tax Year               | 2026          |

#### Additional Features:

**Fuel:** Natural Gas, Solar **Heat:** Boiler, Fireplace(s), Radiator

#### Driving Directions:

From Walgreens in Brainerd, head east on Washington St, turn left onto N 4th St, then left onto Bluff Ave. Follow Bluff Ave to 309 Bluff Ave; property will be on the right.



Listed By:  
Edina Realty, Inc.

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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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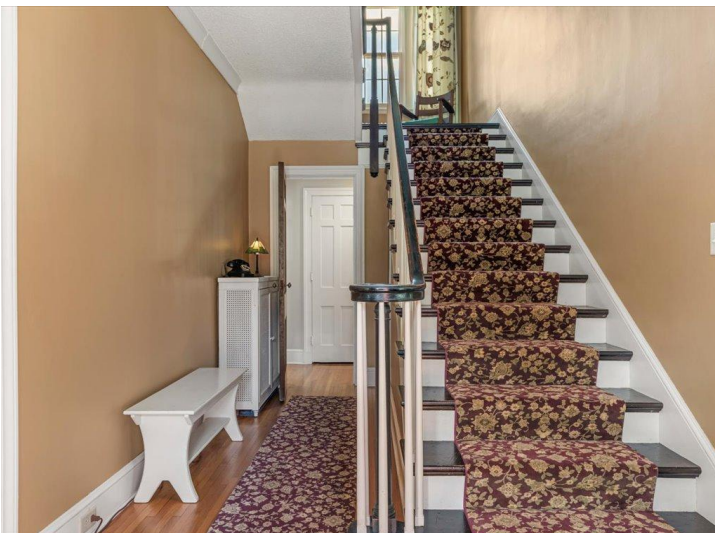


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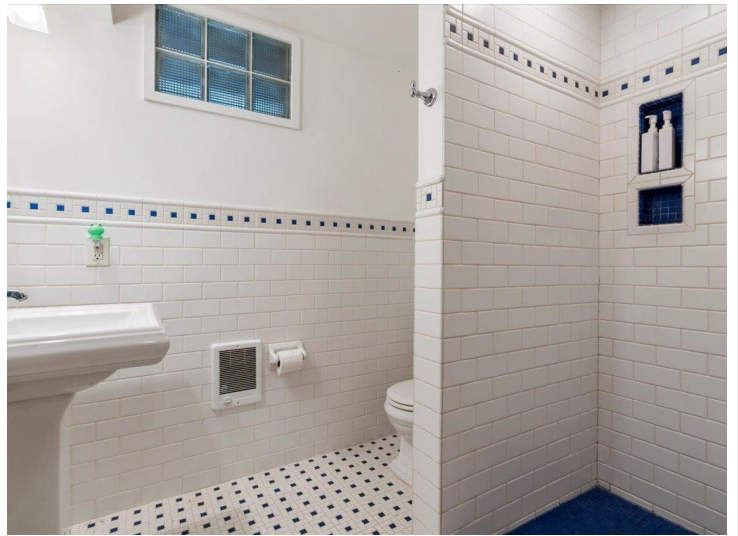


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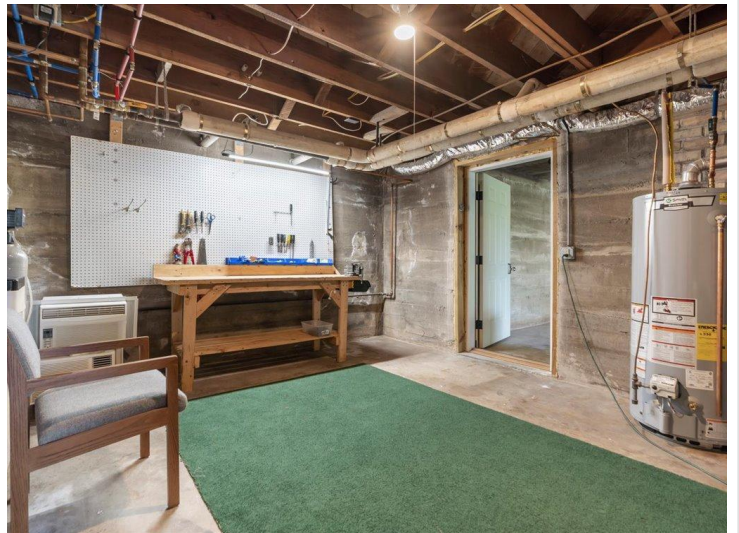


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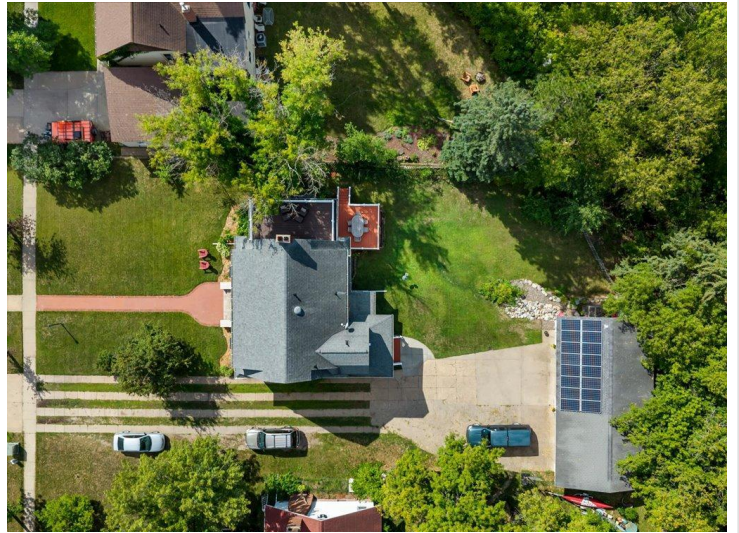


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