



MLS 7135333 Residential

**\$259,999**

1,762 sq ft  
3 bedrooms  
2 baths

304 3rd Street  
Little Falls MN 56345

Status: Active

#### Description:

Welcome home to this charming 3-bedroom, 2-full-bath home where timeless character meets thoughtful updates! Lovingly cared for by its second owner, this custom, well-built home has been truly cherished and it's now ready for its next owners to love it just as much. Spacious bedrooms, abundant closet storage, granite countertops, new flooring, and all-new appliances are just a few of the features that make this home stand out. The beautiful custom copper farm sink adds a unique touch of warmth and character to the kitchen. Cozy up by the gas fireplace and enjoy the perfect blend of comfort and character throughout the home. Enjoy your morning coffee or unwind at the end of the day in the bright three-season porch, filled with natural light and offering the perfect space to relax. The basement provides tons of possibilities for additional living space, a hobby area, storage, or whatever your needs may be. Outside, the curb appeal is sure to catch your eye. Especially that iconic red door! The fenced backyard offers privacy and space to enjoy, while the oversized 2-stall garage provides plenty of room for vehicles, toys, and storage. The storage shed stays, and the inground sprinkler system makes lawn care a breeze. This is more than just a house; it's a home that has been thoughtfully maintained and filled with years of love. The red door is waiting— could this be the one you've been looking for?

#### Additional Details:

|                        |         |
|------------------------|---------|
| Year Built             | 1985    |
| Lot Acres              | 0.279   |
| Lot Dimensions         | 80x150  |
| Garage Stalls          | 2       |
| Taxes                  | \$3,588 |
| Taxes with Assessments | \$3,588 |
| Tax Year               | 2026    |

#### Additional Features:

**Basement:** Block, Full, Storage Space **Fuel:** Natural Gas **Garage:** 2 **Heat:** Forced Air, Fireplace(s) **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

#### Driving Directions:

From Broadway Ave E turn on 3rd St NE. Property on the right.



Listed By:  
MOVE IT REAL ESTATE  
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Call Affinity Real Estate  
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