

MLS 7152015 Residential

$239,500

1,632 sq ft
2 bedrooms
1 baths

352 Sunset Avenue
Wilton MN 56601

Status: Active

Description:

Whether you're buying your first home, looking to downsize, or searching for a smart investment, 352 Sunset Ave NW offers affordability, flexibility, and room to grow.Currently configured as a 2-bedroom, 1-bath home, this property has the potential to become a 3-bedroom, 2-bath with minimal effort. The basement already features an egress window, making it ready for an additional legal bedroom, and plumbing options provide the opportunity to add a second bathroom. Build instant equity by finishing the space as your needs evolve instead of paying for square footage you may not need today.The main level offers the convenience of main-floor laundry, while the laundry area could easily be converted into a home office, nursery, or compact third bedroom if the laundry is relocated to the basement.Outside, you'll appreciate the low-maintenance yard, giving you more time to enjoy life and less time mowing. Relax on the large backyard patio after a long day or unwind in the traditional wood-fired sauna, a true Minnesota favorite. The home is situated on a paved road with a paved driveway, providing easy, year-round access and reducing maintenance compared to gravel.The attached garage provides sheltered parking and offers the potential to be heated with a few improvements, making it even more functional during Minnesota's cold winters.Located in the heart of Wilton, you'll enjoy the benefits of small-town living while being just minutes from all the shopping, dining, healthcare, schools, and entertainment that Bemidji has to offer.Highlights:2 Bedrooms, 1 Bath with potential for 3 Bedrooms, 2 BathsBasement egress window already installedOpportunity to build instant equityMain-floor laundry with flexible room conversion optionsLarge patio and authentic wood-fired saunaAttached garage with heating potentialLow-maintenance yardPaved road and paved drivewayConvenient location just minutes from Bemidji amenitiesDon't miss this opportunity to purchase a home that fits your needs today while providing the flexibility and value to grow with you tomorrow.

Additional Details:

Year Built	1988
Lot Acres	0.39
Lot Dimensions	140x110
Garage Stalls	2
Taxes	$1,724
Taxes with Assessments	$1,724
Tax Year	2026

Additional Features:

Basement: [illegible]shed **Fuel:** Electric, Wood **Garage:** 2 **Heat:** Forced Air, Wood Stove **Sewer:** Mound, Septic, Private Sewer **Water:** 4-Inch Submersible, Drilled, Private **Air Conditioning:** None

Driving Directions: South on County 14 in Wilton across the railroad tracks property on the right.

Broker Reciprocity

Listed By:
Andy Williams Realty Group, LLC

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.

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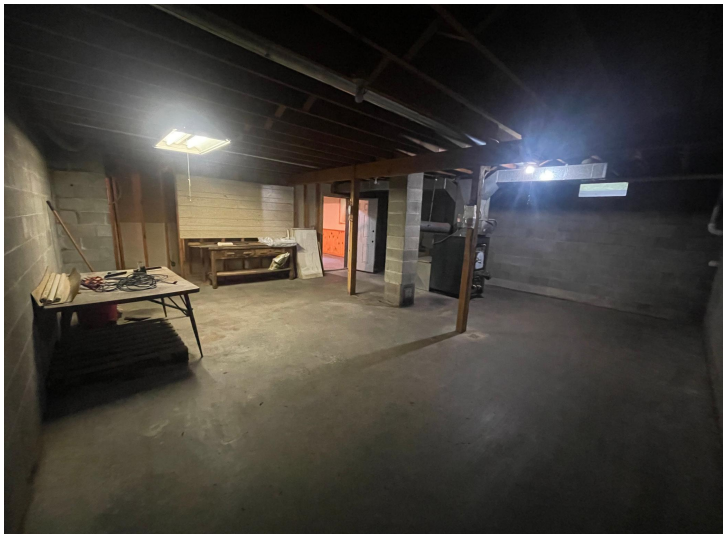





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