



MLS 6598727 Residential

\$479,000

1,320 sq ft
3 bedrooms
2 baths

41045 474th Avenue
Perham MN 56573

Status: Hold

Description:

Wooded Haven with Space to Grow!

Nestled on 2.5 acres of stunning woodland, this 3-Bed, 2-Bath home offers a perfect blend of rural seclusion and modern convenience. Located just 8 minutes from Perham and 9 minutes from New York Mills, this 2018-built home boasts 1,320 SqFt of finished living space, with an additional 1,320 SqFt in the full basement for you to customize. The primary bedroom features an ensuite Bath and a walk-in closet, providing a cozy retreat.

Outside, you'll find a massive yard surrounded by mature pines, offering ample space for outdoor activities and peaceful relaxation. The 24 x 30 two-stall attached garage provides plenty of room for your vehicles and gear. Plus, the property includes a spacious 44 x 36 steel utility building with power, ideal for all your storage, hobbies, or workshop needs.

Tucked away in a quiet neighborhood off Hwy 10, this property delivers the tranquility of rural living while keeping you within a short drive to town. Embrace the serenity and space this wooded haven has to offer!

Additional Details:

Year Built	2018
Lot Acres	2.5
Lot Dimensions	330 x 330
Garage Stalls	2
School District	549
Taxes	\$2,539
Taxes with Assessments	\$2,622
Tax Year	2024

Additional Features:

Fuel: Electric, Propane **Heat:** Forced Air

Driving Directions:

From Perham, head SE on Main St until Hwy 10, then turn left. After 1.5 miles, you will be the first driveway on the left. If you are driving northbound, turn right onto 40th St, then take the first right onto 474th Ave.



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