



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 4 miles, you will be the first driveway on the left. Turn right onto 40th St, then take the first right onto 474th Avenue.



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