



MLS 6694687 Residential

**\$489,000**

2,472 sq ft  
4 bedrooms  
4 baths

41206 474th Avenue  
Perham MN 56573

Status: Pending

#### Description:

Discover your private sanctuary nestled on 5 wooded acres in a desirable location! This beautifully updated 4-bedroom, 3-bath home features modern enhancements, including newer windows and siding that elevate its inviting charm. The spacious main floor boasts massive windows that flood the great room with natural light, showcasing a stunning fireplace and a vaulted ceiling—ideal for cozy gatherings. Outside, you'll find a remarkable 40 x 56 shed equipped with floor heat, a half bath, a kitchen area, and a spare bedroom/office, offering plenty of room for hobbies, entertaining, or storage with a convenient mezzanine. The property also includes a lawn irrigation system to keep your outdoor space lush and vibrant. An asphalt driveway ensures a tidy entrance to your serene oasis. Don't miss this incredible opportunity—this property won't last long!

#### Additional Details:

Year Built	1961
Lot Acres	5
Lot Dimensions	330x660
Garage Stalls	4
School District	549
Taxes	\$2,528
Taxes with Assessments	\$2,528
Tax Year	2024

#### Additional Features:

**Basement:** Block, Egress Window(s), Finished, Partial, Sump Basket, Tile Shower **Fuel:** Propane **Garage:** 4 **Heat:** Forced Air, Radiant Floor  
**Sewer:** Tank with Drainage Field **Water:** Submersible - 4 Inch, Drilled, Private **Air Conditioning:** Central Air

#### Driving Directions:

Between New York Mills and Perham South of Hwy 10, take 140th St to 474th Ave. Follow in to property address last place on the right.



Listed By:  
New Horizons Realty Of Perham

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