



MLS 6712943 Residential

\$235,000

1,767 sq ft 3 bedrooms 2 baths

801 3rd Avenue Brainerd MN 56401

Status: Pending

## **Description:**

Beautifully Updated Rambler on a Corner Lot – Brainerd Lakes Area Living

Welcome to this charming 3-bedroom, 2-bath rambler located on a spacious corner lot in the heart of Brainerd, Minnesota. Set in the scenic Brainerd Lakes Area—one of Minnesota's most sought-after destinations for year-round recreation—this home offers the perfect blend of comfort, style, and location.

Step inside and be impressed by the extensive updates throughout. The interior features all-new flooring, fresh paint in a warm, neutral palette, and a stunning remodeled kitchen complete with quartz countertops, stainless steel appliances, and updated cabinetry. The open and functional layout provides great flow between living spaces, ideal for both relaxing and entertaining.

Outside, you'll find a fully fenced yard—great for kids, pets, or gardening—along with a detached 2-car garage and additional off-street parking. The corner lot offers added privacy and space in a quiet, established neighborhood.

Located in the heart of the Brainerd Lakes Area, you're just minutes from some of Minnesota's most beautiful lakes, championship golf courses, ATV/snowmobile trails, and year-round outdoor adventures. Whether you're boating on Gull Lake, biking the Paul Bunyan Trail, or enjoying the area's local shops and restaurants, you'll love everything this vibrant community has to offer.

This move-in ready home is a rare find—schedule your private showing today!

## **Additional Details:**

 Year Built
 1977

 Lot Acres
 0.16

 Lot Dimensions
 140x59

 Garage Stalls
 2

 School District
 181

 Taxes
 \$2,078

Broker Reciprocity

ents Listed By: eXp Real2024

Affinity Real Estate Inc. participates in the Regional Multiple Listing Additional Features. Inc. Broker Reciprocity (sm) program, allowing

Buséméinplæjlotke Fluelket/atlissinGaonGarage bestellettproportie AtreSewer: Wändiparttoniper sale, change or withdrawal.



Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com





nnected Air Conditioning:

Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470