



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!

SELLER TO PROVIDE A \$5,000.00 CREDIT TO BUYERS AT CLOSING

#### Additional Details:

Year Built 1977  
Lot Acres 0.16  
Lot Dimensions 140x59  
Garage Stalls 2

School District 181

Broker Reciprocity  
Listed By: \$2,078  
eXp Realty

Taxes with Assessments \$2,078

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#### Additional Features:

Basement: Block Fuel: Natural Gas Garage: 2 Heat: Forced Air Sewer: City Sewer/Connected Water: City Water/Connected Air Conditioning: Window Unit(s)



Call Affinity Real Estate

**218-237-3333**

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#### Driving Directions:

HIGHWAY 610 TO 3RD AVE NE GO NORTH HOME ON THE CORNER OF 3RD AVE NE AND H STREET