



MLS 6718566 Residential

\$294,900

2,380 sq ft
3 bedrooms
2 baths

1611 Graydon Avenue
Brainerd MN 56401

Status: Active

Description:

Don't judge this home by its exterior—step inside and be surprised by the space it offers! This well-maintained one-level home features 3 bedrooms and 2 full baths, with the potential for a 4th bedroom by adding an egress window in the lower level. You'll love the flexible layout, including a formal living room and not one, but two family rooms—one on the main level and another in the finished basement, perfect for relaxing or entertaining. There are hardwood floors throughout the main level. The lower-level bathroom has been beautifully updated with a tiled walk-in shower, new vanity, and modern fixtures. Step out into the 200 sq. ft. four-season porch, ideal for enjoying your morning coffee or hosting guests year-round. The porch opens up to a spacious, shaded backyard with mature trees, perfect for outdoor gatherings, gardening, or just relaxing in privacy. A 2-car attached garage adds convenience and storage. Located in a quiet, highly sought-after neighborhood on Graydon Avenue in Brainerd, this home offers the perfect blend of space, comfort, and location. A must-see!

Additional Details:

Year Built	1959
Lot Acres	0.28
Lot Dimensions	80 x 150
Garage Stalls	2
School District	181
Taxes	\$2,536
Taxes with Assessments	\$2,536
Tax Year	2025

Additional Features:

Basement: Partially Finished **Fuel:** Natural Gas **Garage:** 2 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

From South take 371 Business North for 15 miles from 371. Take a left on Graydon Ave. House on Left.



Listed By:
eXp Realty

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