



MLS 6718566 Residential

**\$289,000**

2,380 sq ft  
3 bedrooms  
2 baths

1611 Graydon Avenue  
Brainerd MN 56401

Status: Active

#### Description:

Step Inside and Be Amazed! Don't let the exterior fool you. This beautifully maintained one-level home offers far more space than you'd expect! Featuring 3 bedrooms and 2 full baths, with the option to create a 4th bedroom by adding an egress window in the lower level, this home delivers flexibility for your lifestyle. Inside, you'll find a versatile layout with a formal living room plus two family rooms, one on the main level and another in the finished basement. Spaces perfect for movie nights, game days, or entertaining. Gorgeous hardwood floors flow throughout the main level, adding warmth and character. The lower-level bathroom has been fully updated with a tiled walk-in shower, stylish vanity, and modern fixtures for a fresh, spa-like feel. Step into the four-season porch, an ideal spot to enjoy your morning coffee or host friends year-round. Outside, the spacious, tree-lined backyard offers shade, privacy, and plenty of room for relaxing, gardening, or summer barbecues.

Additional highlights include a 2-car attached garage and a prime location in one of Brainerd's most desirable neighborhoods on Graydon Avenue. Offering the perfect balance of space, comfort, and charm, this home is truly 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 right on Graydon Ave. Home is on the right.



Listed By:  
eXp Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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