



MLS 6722435 Residential

\$244,900

1,824 sq ft
3 bedrooms
2 baths

115 Birchridge Drive
Brainerd MN 56401

Status: Pending

Description:

Looking for a home that checks all the boxes? This charming property at 115 Birchridge Drive sits on a desirable corner lot, offering a fenced backyard, a private 12x12 patio, and easy access to medical, shopping, and recreational trails. Inside, the home has seen plenty of thoughtful updates, including flooring in the kitchen and entry, new light fixtures, and handy kitchen and bathroom upgrades like new faucets, a reverse osmosis system, and garbage disposal. Energy efficiency is covered too with a new furnace, tankless water heater (endless hot water), water softener, and a smart Nest thermostat. There's also a spacious attic for extra storage, and the lower level is ready for a third bedroom by adding an egress window. Plus, you'll appreciate the newer gutters and budget-friendly utilities, keeping homeownership simple and stress-free. Average Center Point: \$130, BPU: \$120

Additional Details:

Year Built	1950
Lot Acres	0.18
Lot Dimensions	90x85x90x85
Garage Stalls	1
School District	181
Taxes	\$1,937
Taxes with Assessments	\$1,962
Tax Year	2025

Additional Features:

Basement: Block, Finished, Full **Fuel:** Natural Gas **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

E on MN 210 to right onto 6th St S, right onto Birchridge Dr, property is on the left.



Listed By:
Positive Realty

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