



MLS 6725880 Residential

\$349,500

1,320 sq ft
1 bedrooms
3 baths

3454 44th Avenue
Pine River MN 56474

Status: Active

Description:

WALDEN TWP.-"A LITTLE BIT COUNTRY"-THIS IMPECCABLE 1,176 SF. RAMBLER FEATURES A MAIN FLOOR PRIMARY BR W/A FULLY REMODELED MAIN FLOOR BATH, AN EXPANSIVE K/DR, MAIN FLOOR UTILTIY ROOM, A ¾ BATH AND UPGRADED FLOORING THROUGHOUT. A FULL BASEMENT FEATURES EXPANSION FOR 2 BR'S (BOTH W/EGRESS WINDOWS), A 12'X14' OFFICE/BR (NO EGRESS) AND A LOWER LEVEL WALK-OUT, A 960 SF CHICKEN "PALACE" AND A 1440' DETACHED DOUBLE GARAGE W/ 576' LEAN TO. PLEASE NOTE - THE PROPERTY IS ALSO "HORSE" READY WITH FENCED PASTURE, SMALL HAYFIELDS, A HORSE BARN AND A RICHIE WATERING SYSTEM FOR YEAR USAGE!

Additional Details:

Year Built	1999
Lot Acres	19.9
Lot Dimensions	650x1320
Garage Stalls	2
School District	2174
Taxes	\$1,348
Taxes with Assessments	\$1,414
Tax Year	2025

Additional Features:

Fuel: Propane **Heat:** Forced Air

Driving Directions:

FROM PINE RIVER ON #371 GO WEST ON CR 2 (24TH STREET SW) FOR 4 MILES THEN LEFT ON 40TH AVENUE SW FOR 2 MILES TO 32ND STREET SW THEN WEST 1 MILE TO 44TH AVENUE SW FOR 6/10THS OF A MILE TO #3454 ON LEFT.



Listed By:
Heartland Real Estate

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