



MLS 6736536 Residential

**\$209,900**

1,003 sq ft  
2 bedrooms  
1 baths

2220 Spruce Drive  
Brainerd MN 56401

Status: Pending

**Description:**

Come see this meticulously cared-for home, offering the best of what single-level living has to offer! It features 2 spacious bedrooms and 1 bathroom, along with an attached garage that provides both parking and extra storage. Start your day in the peaceful three-season porch or on the patio, which backs up to acres of the well-wooded Buffalo Hills Park. Enjoy added privacy on a quiet dead-end road.

With snow removal and lawn care handled by the association, you'll have more time to enjoy what you love. Nestled in a quiet neighborhood near the park, this home offers the perfect blend of comfort and convenience—just minutes from Brainerd's shopping, dining, and amenities, as well as serene walking trails.

**Additional Details:**

|                        |         |
|------------------------|---------|
| Year Built             | 1989    |
| Lot Acres              | 0.1     |
| Lot Dimensions         | 42x110  |
| Garage Stalls          | 1       |
| School District        | 181     |
| Taxes                  | \$1,856 |
| Taxes with Assessments | \$1,856 |
| Tax Year               | 2024    |

**Additional Features:**

**Basement:** Crawl Space, Wood **Fuel:** Electric, Natural Gas **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

South 6th Street to right on Buffalo Hills Lanes to right on Spruce Drive, take 1st left, to 2nd right, to twinhome on left to 2220.



Listed By:  
eXp Realty

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