



MLS 6743073 Residential

**\$268,900**

1,708 sq ft  
3 bedrooms  
2 baths

1308 Minnesota Avenue  
Detroit Lakes MN 56501

Status: Pending

#### Description:

Do not miss this exceptional opportunity to experience home ownership just over 600 ft from Little Detroit Lake! This classic city property on Minnesota Avenue is located within walking distance to the mile long City Beach, J&K Marina, fishing pier, restaurants and the numerous amenities of West Lake Drive.

Upon entry, you'll be welcomed by a charming sunroom filled with natural light and a cozy place to lounge while enjoying outdoor views and sunrises. This flows into the living room open to a dedicated dining room just off the kitchen and previous den/computer room. There is 1 main floor bedroom with a connected private bonus rm, (2) main floor bathrooms, main floor laundry, kitchen cabinets from floor to ceiling for ample storage and 2 bedrooms on the 2nd floor. Basement is an open canvas with a work bench, mechanicals including a water softener, breaker electric panel, forced air furnace with AC. The private and peaceful backyard is beautifully landscaped with mature trees, plants, flowers, walkways, and decks, providing a serene escape within an expansive 0.24-acre lot.

The residence has undergone numerous recent enhancements, including new LVP flooring, new windows in 2nd floor bedrooms, new shower stall, fresh paint, a renovated breezeway, GFCIs in the electrical panel and some plumbing updating. Additionally, the property boasts an attached oversized 2-stall garage with a brand-new garage door and opener, as well as an additional storage area perfect room to transition into the man/women cave entertainment space! The residence's proximity to recreation, entertainment, and beach going with future proposed improvements of West Lake Dr. further enhance the hidden value and potential of this home's location in Detroit Lakes!

#### Additional Details:

Year Built	1910
Lot Acres	0.24
Lot Dimensions	160x60
Garage Stalls	3
School District	22
Taxes	\$2,524
Taxes with Assessments	\$2,524
Tax Year	2024

#### Additional Features:

At: Baseboard, Forced Air  
Listed By:  
The Real Estate Company of Detroit Lakes

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Turn left at the 1st cross street onto US-16 W  
Turn left onto Jackson Ave  
Turn right onto Willow St E  
Turn left onto Minnesota Ave Destination will be on the right



Call Affinity Real Estate

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