



MLS 6758373 Residential

\$60,000

1,344 sq ft 2 bedrooms 1 baths

6909 Cuyuna Avenue Brainerd MN 56401

Status: Pending

## **Description:**

Private Country Setting with Walk-Out Basement – Ready for Your Finishing Touches!

Tucked away on a quiet, wooded lot that borders public forest land, this property offers exceptional privacy and potential. The home includes a full walk-out basement and ample space for customization. While repairs and finishing are needed, it's a great opportunity to add value and tailor the space to your vision. A two-car detached garage adds utility, and the peaceful setting is ideal for those looking to escape the hustle while staying close to Brainerd amenities. A compelling option for investors or buyers ready to roll up their sleeves.

## **Additional Details:**

Year Built 2001 Lot Acres 1.45

Lot Dimensions 1.45 acres

Garage Stalls 2
School District 181
Taxes \$1,236
Taxes with Assessments \$1,236
Tax Year 2025

## Additional Features:

Basement: Full, Walkout Fuel: Propane Garage: 2 Heat: Forced Air Sewer: Tank with Drainage Field Water: Submersible - 4 Inch Air

Conditioning: Central Air

## **Driving Directions:**

Hwy 371 business to Barrows Ave. Go .3 miles to right on 2nd St E .1 miles left on Cuyuna Ave SW to end of road and property.



Listed By: Gallery of Homes

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