



MLS 6758979 Residential

**\$209,900**

1,488 sq ft  
3 bedrooms  
1 baths

616 3rd Avenue  
Brainerd MN 56401

Status: Pending

#### Description:

Welcome home to this charming 3-bedroom, 1-bath Brainerd gem! This move-in ready home features beautiful hardwood floors, fresh interior paint, and a spacious layout with over 1,400 finished square feet. Enjoy a large living room on the main level plus a generous family room in the lower level—perfect for entertaining, relaxing, or creating a cozy media space. The home sits on a roomy 50x140 lot with mature trees, a new fence, raised garden beds, and a detached 2-stall garage. Located on a quiet street with easy access to local amenities. This home is a fantastic opportunity!

#### Additional Details:

Year Built	1918
Lot Acres	0.16
Lot Dimensions	50x140
Garage Stalls	2
School District	181
Taxes	\$1,368
Taxes with Assessments	\$1,368
Tax Year	2025

#### Additional Features:

**Basement:** Block **Fuel:** Oil **Garage:** 2 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

#### Driving Directions:

Hwy 210/Washington Street to North on 3rd Ave NE, to #616, see sign



Listed By:  
LPT Realty, LLC

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