



MLS 6766392 Residential

**\$344,500**

1,320 sq ft  
1 bedrooms  
3 baths

3454 44th Avenue  
Pine River MN 56474

Status: Active

**Description:**

Walden Township – “A little bit country” – This impeccable 1,176 SF rambler features a main floor primary BR with a fully remodeled main floor bath, an expansive K/DR, main floor utility room, a ¾ bath and upgraded flooring throughout. A full basement features 2 BR’s framed in for you to finish (both with egress windows), a 12’x14’ office/BR (no egress) and a lower level walk-out, a 960 SF chicken “palace” and a 1,440’ detached double garage with 576’ lean to. Please note – the property is also “horse” ready with fenced pasture, small hayfields, a horse barn and 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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