



MLS 6804827 Residential

\$284,900

1,588 sq ft
3 bedrooms
1 baths

48088 County Highway 13
Perham MN 56573

Status: Active

Description:

Enjoy the simplicity of country living and a great location just north of Perham on this spacious 4.9 acre homestead. This country home includes three bedrooms with an option to make a fourth bedroom on the main level. There is also a spacious full bathroom with laundry included on the main level for ease of access. Another perk to this home, is that your kitchen and dining room are combined, allowing for more space to entertain friends and family. You can also use the built in counter top and storage in the dining room for a coffee bar, a nook to display collector's items, or an extra space for your kitchen gadgets and buffet. Many other features of this charming home include a backyard patio, clothes line, flower beds, large yard, newer water heater, sump pump, and new shingles on the home in 2024. The outbuildings are a great addition to the property with a lot of room for storage, working, and hobbies. The 30'x46' detached garage is insulated and currently being heated by a wood stove. A unique feature to this building is the barn wood lined ceiling. The wood was taken off of the barn that had previously stood where the garage stands now. This garage has two garage stalls, with one stall having an electric garage door opener and remote. The second garage stall has a sliding door. Also, attached to the large garage is a 15'x50' lean-to with electric. You can also prep and preserve your own fish and game with the custom smokehouse that sits conveniently behind this large garage and lean-to. And, if you needed even more storage, there is also an additional 16'x26' non insulated storage shed on the property.

Additional Details:

Year Built	1920
Lot Acres	4.9
Lot Dimensions	273x352.58x151.04x139.53x556.80x536.50
Garage Stalls	2
School District	549
Taxes	\$1,080
Taxes with Assessments	\$1,080
Tax Year	2025

Additional Features:

Basement: Concrete, Sump Pump **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Drilled, Private **Air Conditioning:** Wall Unit(s)

Listed By:
Coldwell Banker Preferred Partners

From E Main St in Perham turn onto 1st Ave N and head out of Perham on the right. Take a left on 174th St. Property will be on the right.
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