



MLS 6806508 Lake Home

**\$309,900**

2,346 sq ft  
3 bedrooms  
2 baths

1622 Graydon Avenue  
Brainerd MN 56401

Waterfront: Buffalo Creek

Status: Coming Soon

**Description:**

Charming 3 bedroom, 2 bath rambler with a full walkout basement and Buffalo Creek running through the backyard! Enjoy the peaceful setting and beautifully landscaped yard, perfect for relaxing or entertaining. The lower level features a wet bar area, cozy fireplace, and its own private entrance, offering great potential to convert into a duplex or separate living space. Home also includes an attached 2 stall garage, spacious main-level layout, and great curb appeal. A rare find with nature and versatility all in one!

**Additional Details:**

Year Built	1958
Lot Acres	0.38
Lot Dimensions	90x215x37x73x41x149
Garage Stalls	2
School District	181
Taxes	\$2,024
Taxes with Assessments	\$2,024
Tax Year	2025

**Additional Features:**

**Basement:** Block, Finished, Full, Tile Shower, Walkout **Fuel:** Natural Gas **Garage:** 2 **Heat:** Boiler, Hot Water **Sewer:** City Sewer/Connected  
**Water:** City Water/Connected **Air Conditioning:** Ductless Mini-Split

**Driving Directions:**

1622 Graydon Ave.



Listed By:  
LPT Realty, LLC

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**