



MLS 6820628 Residential

**\$275,000**

1,180 sq ft  
3 bedrooms  
2 baths

2814 Addison Avenue  
Brainerd MN 56401

Status: Pending

**Description:**

Welcome home to this inviting 3-bedroom, 1¼-bath Brainerd property, perfectly located close to town and everyday amenities. With both upper and lower living rooms, there's plenty of space to relax, gather, and make yourself at home. Enjoy peace of mind with a new roof in 2021 and a new furnace in 2025, along with an updated upper-level bathroom and updated upper level flooring in the bedrooms and living area. The ¼ bath offers great potential to be expanded into a full bathroom. Outside, the backyard features a new private shed for extra storage, and the 2-stall garage adds year-round convenience. A comfortable, well-cared-for home ready for its next chapter.

**Additional Details:**

Year Built	2002
Lot Acres	0.16
Lot Dimensions	110x65
Garage Stalls	2
School District	896
Taxes	\$2,440
Taxes with Assessments	\$2,440
Tax Year	2025

**Additional Features:**

**Basement:** Finished **Fuel:** Array **Garage:** 2 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Wall Unit(s)

**Driving Directions:**

Heading east on Oak Street from Downtown Brainerd, take a right on 28th St E then a left on Addison Ave. Home is on the right.



Listed By:  
Edina Realty, Inc.

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