



MLS 7014145 Residential

\$299,900

1,355 sq ft
2 bedrooms
1 baths

47260 Wintergreen Road
Perham MN 56573

Status: Active

Description:

Over 5 acres, riverfront vibes, and a whole lot of "Why didn't we move sooner?" This property waiting for you- Situated on over 5 beautiful acres on the Toad River just outside of Perham, this inviting slab on grade home with covered walkway and 30 x 64 detached garage offers a peaceful setting for all to enjoy! The home features 2 bedrooms a $\frac{3}{4}$ bathroom with an open kitchen, dining, and living room layout. The kitchen is a standout with a large center island, abundant cabinetry, and natural flow for everyday living and entertaining. Natural gas forced-air heat with central air and steel siding and roof provide year round comfort with low maintenance.

The property also includes a fantastic detached 30x64 garage, offering incredible versatility. It features cold storage, a heated area complete with a bar for entertaining, and an additional storage room!

Outside, you'll find a partially fenced yard and a relaxing pergola with hanging swings, ideal for unwinding and enjoying the surroundings. The land itself is a dream, boasting wildlife, strawberries, grapes, blackberries, rhubarb, plum trees, and apple trees, bringing beauty and bounty to your own backyard. Check all your boxes on your house hunting list right here!

Additional Details:

Year Built	2004
Lot Acres	5.41
Lot Dimensions	5.41 Acres
Garage Stalls	2
School District	1955
Taxes	\$1,717
Taxes with Assessments	\$1,802
Tax Year	2025

Additional Features:

Basement: Other **Fuel:** Array **Garage:** 2 **Heat:** Forced Air, Other **Sewer:** Mound Septic **Water:** Drilled **Air Conditioning:** Central Air

Driving Directions:

From Perham, head northeast on 1st Ave N.

Continue onto Co Hwy 8. Turn left (S) onto 474th St. Turn right (E) onto Wintergreen Rd



Listed By:
Keller Williams Realty Profess

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