



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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