



MLS 7019100 Residential

\$248,500

1,536 sq ft
3 bedrooms
2 baths

788 4th Street
Audubon MN 56511

Status: Pending

Description:

Set on a rare 1.2-acre corner lot in town, this 3bed, 2bath home offers the kind of space most people have to leave town to find. The open-concept kitchen and living room create a welcoming, connected main living area filled with natural flow. All bedrooms, baths and laundry are conveniently located on the main floor, and updated light fixtures add a fresh, modern touch. The full unfinished basement gives you a wide-open opportunity to expand and build equity over time. Just off of the dining area sets patio doors leading to a sizeable deck and a partially fenced yard. This yard extends creating a seamless outdoor space perfect for entertaining, and relaxing. Mature trees add privacy and character, while the tarred U-shaped driveway and two-stall garage offer easy access and plenty of parking. The two separate buildings offer room for storage, etc. With two parcels included, you gain extra room, flexibility, and value that's hard to come by.

Additional Details:

Year Built	1948
Lot Acres	1.21
Lot Dimensions	300 x 200 x 150 x 50 x 150x 200
Garage Stalls	2
School District	1299
Taxes	\$2,498
Taxes with Assessments	\$2,498
Tax Year	2025

Additional Features:

Basement: Block, Full **Fuel:** Array **Garage:** 2 **Heat:** Forced Air, Fireplace(s) **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

From Hwy 10 in Audubon turn N onto 4th St. Continue to sign.



Listed By:
Counselor Realty Detroit Lakes

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218-237-3333

info@affinityrealestate.com



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