



MLS 7021104 Residential

\$199,900

1,536 sq ft
3 bedrooms
2 baths

1219 9th Street
Brainerd MN 56401

Status: Pending

Description:

This updated 3-bedroom, 1.5-bath property in the heart of Brainerd offers three floors of delightful living space. Inside, the main level features original hardwood floors, a spacious living room with a large picture window, and a freshly updated kitchen. Upstairs enjoy a spacious bedroom, with enough space for both bedroom furniture and a sitting area. The lower-level features new flooring and fresh trim, providing additional finished space perfect for a second living room, home office, or rec room. Exterior updates include recently installed gutters with gutter guards by Advantage and fresh paint from last year. Step outside to enjoy a large, fully fenced backyard that is ideal for pets, play, or entertaining. In the warmer months, enjoy meals on the paved patio, highlighted by a crabapple tree that bursts into beautiful blooms each spring.

Located less than a block from the Paul Bunyan Trail, this home offers easy access to miles of scenic biking, walking, and running trails while still being close to all the amenities the Brainerd Lakes Area has to offer. A fantastic opportunity to own a move-in-ready home in a convenient location.

Additional Details:

| | |
|------------------------|----------|
| Year Built | 1954 |
| Lot Acres | 0.13 |
| Lot Dimensions | 50 x 120 |
| Garage Stalls | 1 |
| School District | 896 |
| Taxes | \$1,218 |
| Taxes with Assessments | \$1,218 |
| Tax Year | 2025 |

Additional Features:

Basement: Block, Finished, Full **Fuel:** Array **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

South on 6th Street, left on Willow, left on 9th house on right. #1219.



Listed By:
eXp Realty

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