



MLS 7071913 Residential

\$235,000

1,960 sq ft
2 bedrooms
2 baths

42253 439th Avenue
Perham MN 56573

Status: Pending

Description:

Perham Rural home- tucked away on a quiet cul-de-sac just outside the city limits! This 2-bedroom home could easily become a 3-bedroom with the addition of an egress window, offering added value and flexibility. Inside, you'll find a spacious living room, natural gas forced-air heat, and central air for year-round comfort.

The large attached garage includes a heated workshop area ideal for woodworking, crafts, hobbies, or extra storage. Enjoy the peaceful surroundings from the maintenance-free deck and appreciate the privacy and country feel while still being close to town.

Shingles, septic, and well are all reported to be in good working order. Property is priced well below county value, making this the perfect handyman special or investment opportunity. Bring your ideas, build equity, and make this property your own! Additional Lot available for 35,000.

Additional Details:

Year Built	1975
Lot Acres	0.739
Lot Dimensions	.739
Garage Stalls	2
School District	549
Taxes	\$2,306
Taxes with Assessments	\$2,306
Tax Year	2025

Additional Features:

Basement: Block, Partially Finished, Storage Space **Fuel:** Natural Gas **Garage:** 2 **Heat:** Forced Air **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** 4-Inch Submersible **Air Conditioning:** Central Air

Driving Directions:

South of Perham to Fort Thunder Rd west to 439th Ave



Listed By:
New Horizons Realty Of Perham

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218-237-3333

info@affinityrealestate.com



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