



MLS 7076597 Residential

**\$450,000**

1,200 sq ft  
3 bedrooms  
2 baths

41045 474th Avenue  
Perham MN 56573

Status: Active

**Description:**

Welcome to your dream country retreat, where modern comfort meets the serene beauty of nature. Nestled on 2.5 acres of mature pines, this stunning 2018-built home offers the perfect blend of absolute seclusion and everyday convenience—located just minutes from Perham and New York Mills. From the moment you arrive, the massive yard and peaceful surroundings invite you to slow down and relax.

Inside, the open main level features a lovely family room open to the kitchen and back side deck. Three bedrooms, with the primary bedroom, complete with a spacious walk-in closet and private bath. The main level is 1,320 sq. ft. with a full basement. which is constructed with Insulated Concrete Forms (ICF) for superior energy efficiency, offering a comfortable, blank canvas ready for your custom touch.

Outside, your vehicles and gear stay protected in the 24x30 attached garage, while the massive 44x36 powered steel utility building serves as the ultimate workshop or haven for your recreational toys. More than just a house, this property offers a peaceful country lifestyle you will love coming home to every single day. Schedule your tour today!

**Additional Details:**

Year Built	2018
Lot Acres	2.5
Lot Dimensions	335 x 330
Garage Stalls	2
School District	549
Taxes	\$2,442
Taxes with Assessments	\$2,442
Tax Year	2025

**Additional Features:**

**Basement:** Full, Unfinished **Fuel:** Electric, Propane **Garage:** 2 **Heat:** Forced Air **Sewer:** Tank with Drainage Field **Water:** Well **Air Conditioning:** Central Air

**Driving Directions:**

From Highway 10th St, then take the first right onto 474th St. **Listed By:** eXp Realty



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