



MLS 7099884 Residential

**\$187,000**

1,952 sq ft  
2 bedrooms  
2 baths

1244 240th Street  
Mahnomen MN 56557

Status: Active

**Description:**

Welcome to this exceptional property situated on approximately 5 picturesque acres bordering the Wild Rice River just outside Mahnomen. Designed as a custom-built home from the very beginning, it showcases quality craftsmanship, distinctive character, and a layout that has stood the test of time while offering endless potential for your personal updates and style.

The main level welcomes you with a spacious living room highlighted by an impressive floor-to-ceiling brick fireplace, creating a warm and inviting focal point. An additional living/family room offers excellent flexibility and could be converted into a third bedroom by framing in a doorway.

Upstairs, you'll find two comfortable bedrooms, a full bathroom, and an open loft overlooking the main living area, adding to the home's unique architectural appeal and open feel.


The attached two-stall garage features durable concrete block walls, while the oversized detached one-stall garage is finished and provides excellent space for vehicles, hobbies, projects, or additional storage.

Step outside to enjoy approximately 5 acres with river frontage, offering beautiful views, mature trees, and a peaceful natural setting. Whether you're relaxing outdoors or taking in the scenery, this property provides a rare opportunity to enjoy country living in a truly special location.

Properties offering custom craftsmanship, acreage, river frontage, and flexible living spaces don't come along often. Schedule your private showing and experience everything this unique property has to offer.

**Additional Details:**

Year Built 1978  
Lot Acres 5  
Lot Dimensions irregular  
Garage Stalls 3  
School District 432


 Listed By: \$1,436  
 Exp Ready: \$1,436 (5923 FGO)  
 Tax Year: 2026  
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**Additional Features:**  
**Basement:** Block **Fuel:** Oil, Wood **Garage:** 3 **Heat:** Forced Air **Sewer:** Septic System Compliant - Yes **Water:** Well **Air Conditioning:** Central Air



Call Affinity Real Estate

**218-237-3333**

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

**Driving Directions:**

Off of 130th ave take 240th St heading West down the dead end road.