

MLS 7134133 Residential

# $264,900

1,600 sq ft
3 bedrooms
2 baths

42269 State Hwy 78
Perham MN 56573

Status: Active

**Description:**

Enjoy country living on 1.33 acres just 1/4 mile south of Perham, in a setting surrounded by mature trees and beautiful landscaping. This one-owner home offers an open floor plan with 3 bedrooms and 2 full bathrooms across 1,600 sq. ft. The kitchen includes an island, and there is plenty of outdoor space to relax, with three decks including one with a pergola. A large fenced backyard adds privacy, and the detached extra large one-stall garage provides convenient storage. For water and waste, the home has a private deep well and septic system. Additional value comes from great commercial frontage with 150 feet on Highway 78. Utilities average under $200 per month, and the location keeps you close to town for everyday convenience.

**Additional Details:**

| | |
|---|---|
| Year Built | 2001 |
| Lot Acres | 1.34 |
| Lot Dimensions | 390" x 150" |
| Garage Stalls | 1 |
| Taxes | $156 |
| Taxes with Assessments | $156 |
| Tax Year | 2026 |

**Additional Features:**

**Basement:** None **Fuel:** Natural Gas **Garage:** 1 **Heat:** Forced Air **Sewer:** Septic System Compliant - Yes **Water:** Well **Air Conditioning:** Central Air

**Driving Directions:**

From Perham, take State Highway 78 south approximately 1/4 mile. Property is located at 42269 State Highway 78.

Broker Reciprocity

Listed By:
AXEN Realty

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**info@affinityrealestate.com**

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