MLS 7148376 Residential

$239,900

2,138 sq ft
4 bedrooms
2 baths

1218 9th Avenue
Brainerd MN 56401

Status: Active

Description:

Welcome to 1218 9th Avenue NE in Brainerd, Minnesota! This well-maintained 4-bedroom, 2-bath rambler offers a versatile layout, comfortable living spaces, and a convenient location near Garfield School, city parks, shopping, dining, and all that the Brainerd Lakes Area has to offer.Step inside to find beautiful hardwood floors and a spacious main-level living room filled with natural light. The main floor features three bedrooms, an informal dining area, and an eat-in kitchen, creating an easy and functional layout for everyday living. Downstairs, the finished lower level provides even more space with a large family room, fourth bedroom, bathroom, and walkout access.One of the property's most unique opportunities is the lower-level walkout and separate entrance. The home's layout could be very well suited for a potential duplex conversion, multi-generational living arrangement, guest suite, or separate living space, subject to applicable City of Brainerd zoning, permitting, and building requirements.Whether you're searching for a 4-bedroom home in Brainerd, looking for flexible multi-generational living, or exploring a property with potential for two separate living spaces, 1218 9th Avenue NE offers an uncommon combination of location, functionality, and future possibilities. Schedule your private showing and come see everything this Brainerd home has to offer!Roof was done in Oct of 2016.Ask about the lender-paid 1-0 temporary buydown available on this property.

Additional Details:

Year Built	1958
Lot Acres	0.24
Lot Dimensions	75x140
Garage Stalls	1
Taxes	$2,110
Taxes with Assessments	$2,110
Tax Year	2026

Additional Features:

Basement: Block, Egress Window(s), Finished, Full, Kitchenette **Fuel:** Natural Gas **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

From 210/371 intersection, east on 210/Washington St. to left on Mill ave to right on L St. to left on 9th Ave NE, to home on right.

Listed By:
Pemberton RE

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