

AMERICAN LEGACY LAND CO

FOR SALE

4 BEDROOM HOME

Brainerd, MN

.24 +/- Acre Lot

OFFERED AT:

\$249,900

ABOUT THIS PROPERTY:

Discover comfortable family living in this well-maintained 4-bedroom home situated on a spacious lot in northeast Brainerd. Offering ample living space and a practical layout, this residence is perfect for growing families or anyone seeking their forever home.

Inside the heart of the home is the functional kitchen, featuring ample counter space and cabinetry that make meal preparation easy and enjoyable. Whether you're cooking family favorites or hosting casual get-togethers, the kitchen provides a welcoming workspace that flows naturally into the main living areas.





More About this Property:

The four generously sized bedrooms offer flexibility for family members, guests, or a home office, while the bright living spaces create a comfortable atmosphere for everyday living. Downstairs, the partially finished basement adds valuable extra space. It could be used for a family rec room, hobby area, workout space, or future expansion—giving you options as your needs change. Combined with the main level, this home delivers practical living space for today and room to grow tomorrow.

Step outside to enjoy the expansive yard—ideal for outdoor play, gardening, or simply relaxing in your own private space. The generous sized lot offers ample room and creates a wonderful setting for family activities throughout the seasons.

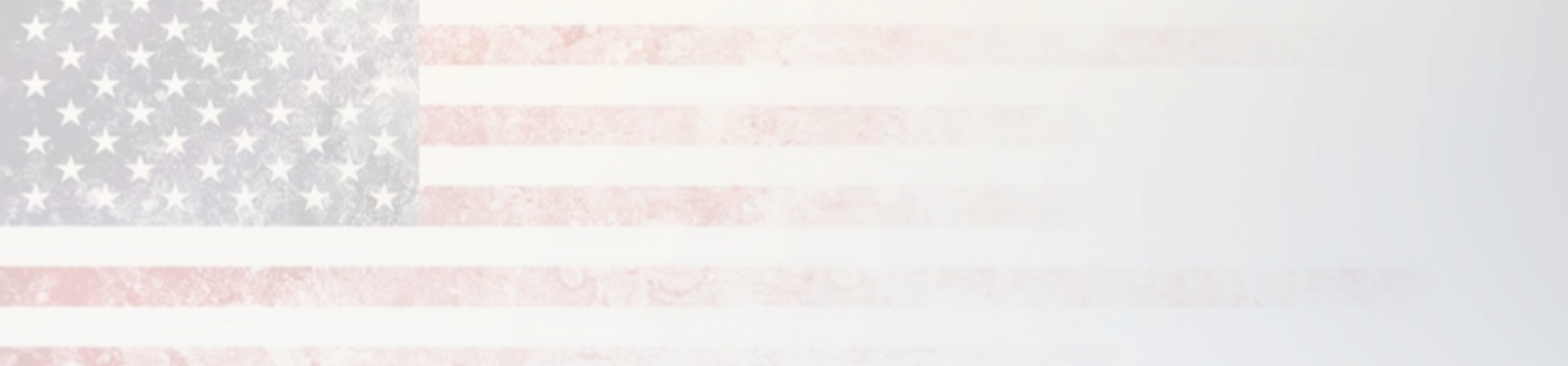
This home is in a great location and sits in the highly coveted Brainerd School District, and is only blocks from Garfield Middle School. It offers easy walking distance to local parks, splash pad, baseball fields, and ice rinks, making it easy for kids and adults to enjoy year-round recreation.

Outdoor enthusiasts will love being close to Rice Lake, Gilbert Lake, and Lum Park, where fishing, swimming, disc golf, and lakeside relaxation are all nearby. Not to mention all the conveniences of city living just minutes away, including shopping, dining, and everyday amenities.



**GROW YOUR
LEGACY**





Whether you're looking for your forever home, first home, or a practical investment property, this Brainerd residence delivers comfort, and space, in an unbeatable location. Don't miss your opportunity to call this house home. Schedule a showing today and experience everything it has to offer.

Directions: From Mill Ave, turn onto N St NE, then turn right onto 9th Ave NE to 1301 9th Ave NE Brainerd, MN 56401.

Legal Description: LOT 20 BLOCK 2 & S 1/2 OF LOT 21 BLK 2 Crow Wing County, MN

Address: 1301 9th Ave NE Brainerd, MN

Taxes: \$1,730

FEATURES:

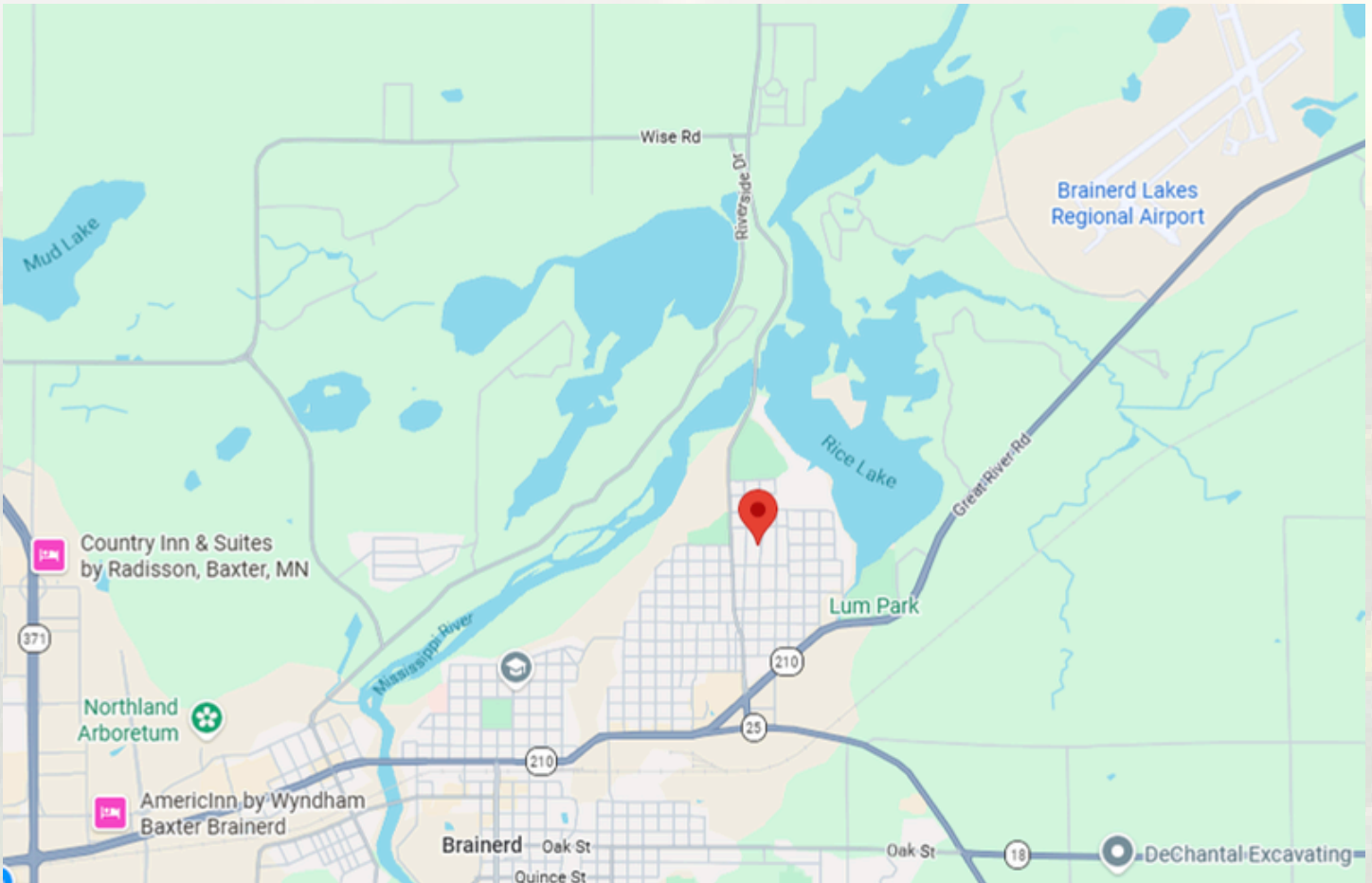
- .24 +/- acre lot
- Updated 4 bedroom home
- Spacious Lot
- Walking distance to parks
- Close to lakes
- Close to Garfield Middle School
- Close to shopping and dining



HELPING YOU BUY
AND SELL LAND



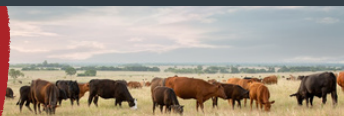
**CROW WING COUNTY,
MINNESOTA**



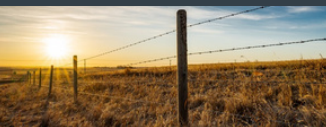


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HUNTING • DEVELOPMENT**



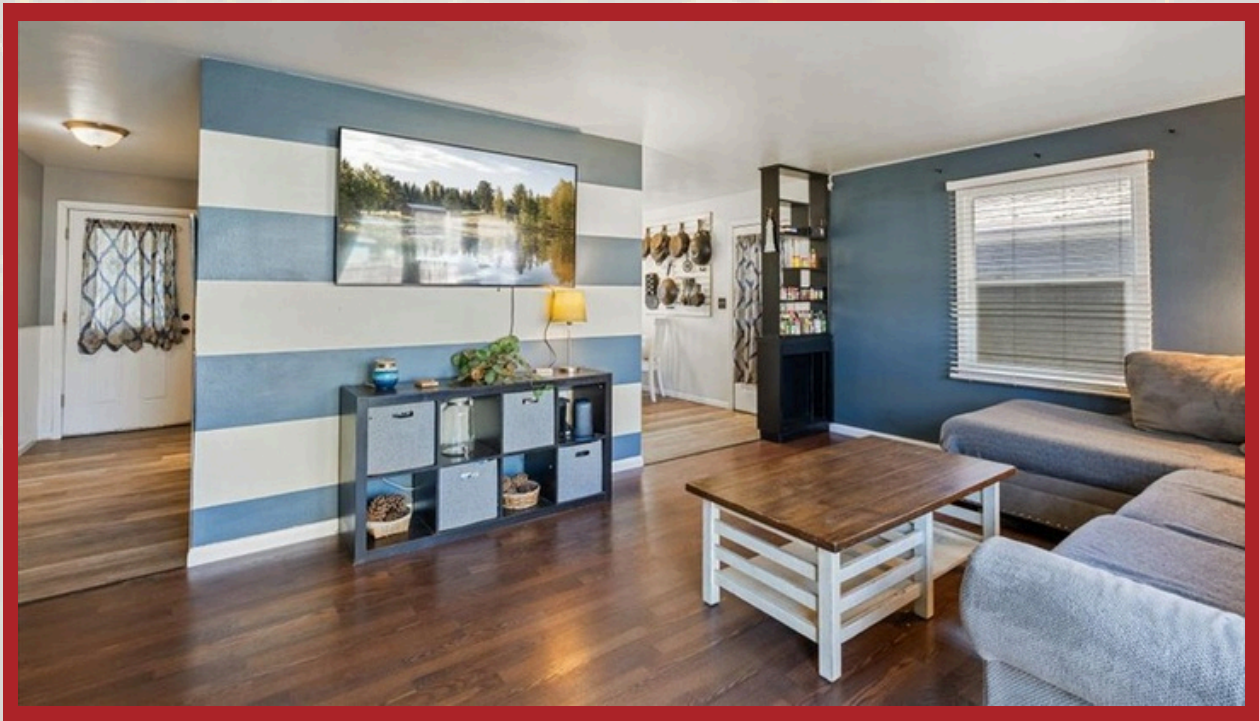
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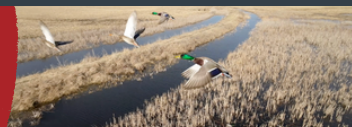
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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AND SELL LAND**



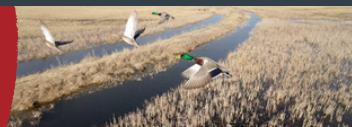
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About the Agent:

Paul grew up in the Brainerd Lakes Area and brings over 24 years of sales expertise and customer service to the real estate industry. Paul has a deep passion for the outdoors and is a lifelong hunter with extensive knowledge of whitetail deer and land management. Paul specializes in helping his clients find their perfect property and is dedicated to turning his clients' dreams into reality.



PAUL LAUER, LAND AGENT



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