



MLS 6497927 Residential

**\$329,900**

1,160 sq ft  
2 bedrooms  
2 baths

1871 Merganser Trail  
Longville MN 56655

Status: Closed

#### Description:

There's something particularly appealing in country living, especially when surrounded by the beautiful lakes of northern MN. Enjoy the privacy of 4+ acres adjacent to public land while conveniently close to Longville. Little Boy/Wabedo Lakes and beautiful trails are just up the road. This peaceful retreat has 2 bedrooms/2 bathrooms on the main level. The heart of the home is the large island, perfect for dining/entertaining. It's complemented by a cozy gas fireplace and large windows that showcase the picturesque views. The vaulted, hickory ceilings and woodwork add warmth and character. Immerse yourself in the beauty and sounds of the surrounding wildlife on the large deck. The LL presents an opportunity for customization, perhaps as a game area, movie room, craft space, home office, or kids' play area. The 3+ car garage is a workshop enthusiast's dream, equipped with a large heated workroom, built-in shelves, and a sink. The paved sidewalk and large covered entry welcome you home.

#### Additional Details:

Year Built	2019
Lot Acres	4.34
Lot Dimensions	306x634x298x602
Garage Stalls	3
School District	118
Taxes	\$1,394
Taxes with Assessments	\$1,460
Tax Year	2024

#### Additional Features:

**Basement:** Block, Daylight/Lookout Windows, Egress Window(s), Full **Fuel:** Propane **Garage:** 3 **Heat:** Forced Air, Fireplace(s) **Sewer:** Mound Septic **Water:** Submersible - 4 Inch **Air Conditioning:** Central Air

#### Driving Directions:

From Longville - Head out of town on County Rd 7 for 5.4 miles. Turn left onto Merganser Trl NE to the subject property.



Listed By:  
Heartland Real Estate

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Call Affinity Real Estate

**218-237-3333**

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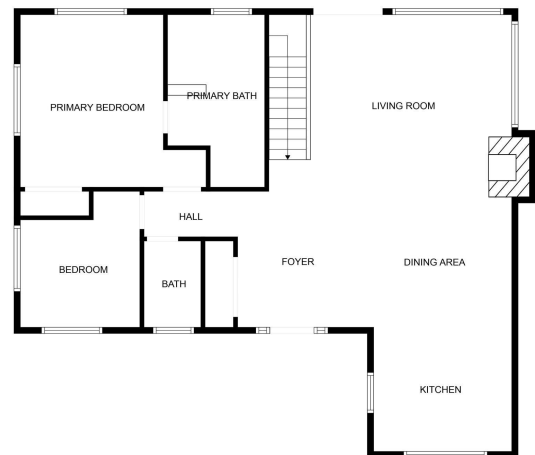


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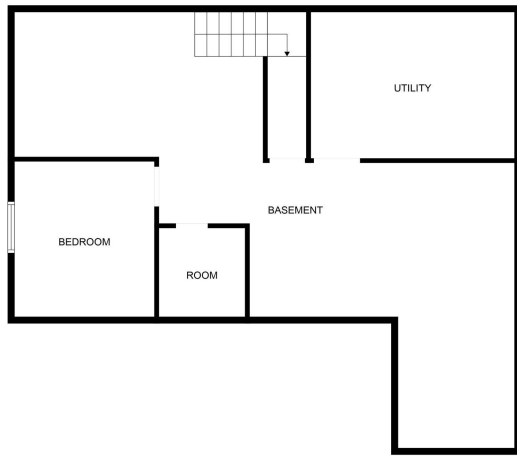
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