



MLS 6789695 Residential

**\$299,000**

1,763 sq ft  
5 bedrooms  
3 baths

11599 US Highway 169  
Hill City MN 55748

Status: Coming Soon

**Description:**

5BR/2.25BA home on 10 private acres in Hill City. Main level features 3 bedrooms including a primary suite with  $\frac{3}{4}$  bath, plus a full bathroom. Walkout basement is partially finished with 2 additional bedrooms and a  $\frac{1}{4}$  bath with potential to be finished into  $\frac{3}{4}$  bath. Large 40x40 storage shed and spacious yard offer plenty of room for equipment, toys, or workshop needs. Convenient location close to Hill Lake, schools, and town amenities while still providing a quiet, private setting.

**Additional Details:**

Year Built	1975
Lot Acres	10.69
Lot Dimensions	472 x 977
Garage Stalls	4
School District	318
Taxes	\$1,919
Taxes with Assessments	\$3,528
Tax Year	2024

**Additional Features:**

**Basement:** Block, Full **Fuel:** Propane, Wood **Garage:** 4 **Heat:** Forced Air **Sewer:** Septic System Compliant - Yes **Water:** Well **Air Conditioning:** None

**Driving Directions:**

S Hwy 169 13mi from 169 & 2 intersection



Listed By:  
EDGE OF THE WILDERNESS REALTY

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



**Call Affinity Real Estate**

**218-237-3333**

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





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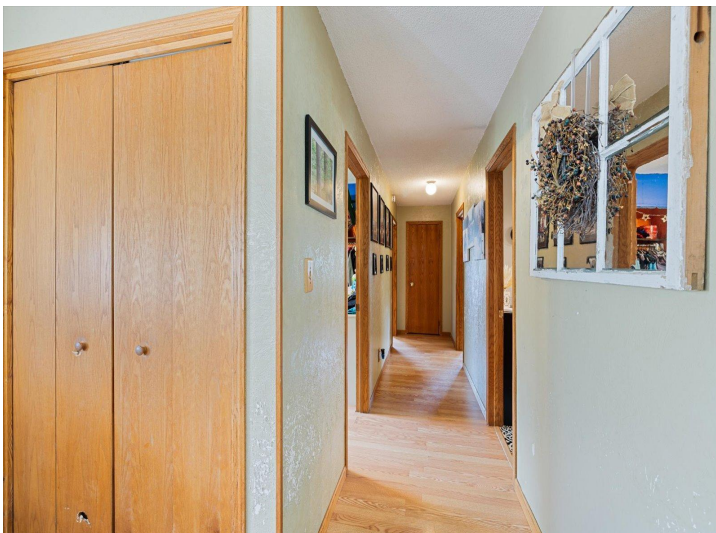


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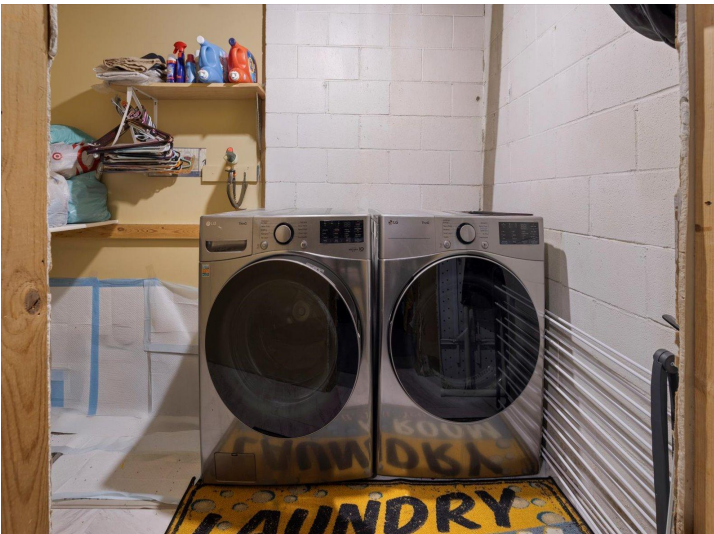


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**TOTAL: 1633 sq. ft.**  
 BELOW GROUND: 291 sq. ft., FLOOR 2: 1343 sq. ft.  
 EXCLUDED AREAS: UTILITY: 59 sq. ft., LAUNDRY: 64 sq. ft., FULL BATH: 63 sq. ft.,  
 STORAGE: 44 sq. ft., PATIO: 117 sq. ft., BASEMENT: 529 sq. ft.,  
 HALL: 224 sq. ft., GARAGE: 689 sq. ft., PORCH: 365 sq. ft.,  
 DECK: 455 sq. ft., WALLS: 289 sq. ft.

Floor Plan Created By: Calixto App. Measurements Deemed Highly Reliable But Not Guaranteed.

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