



MLS 7034089 Residential

\$374,900

1,260 sq ft
2 bedrooms
2 baths

29712 Aspen Lane
Breezy Point MN 56472

Status: Active

Description:

Welcome to this thoughtfully designed, **HANDICAP ACCESSIBLE** patio home located in the heart of Breezy Point. This single-level home is move-in ready and offers comfortable, easy living with 36-inch doorways, handrails in the bathrooms and showers, and an open, hallway-free layout. Enjoy the spacious 12x12 four-season porch, a 20x30 insulated attached garage, and quality construction with impressive R49 insulation in the walls and ceiling for year-round comfort and efficiency. Inside, you'll appreciate the vaulted ceilings, granite countertops, large windows, and bright, open feel throughout. The exterior features durable LP siding, 30-year architectural shingles, and a 12x12 concrete patio off the porch, perfect for relaxing outdoors. Recent improvements include a new sprinkler system, fresh landscaping, a concrete driveway/parking pad, plus new sod and over-seeded yard. ****CALL TO SET UP A PRIVATE SHOWING TODAY! ****

Additional Details:

Year Built	2024
Lot Acres	0.36
Lot Dimensions	130x126x112x128
Garage Stalls	2
School District	909
Taxes	\$2,434
Taxes with Assessments	\$2,434
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Array **Garage:** 2 **Heat:** Forced Air **Sewer:** Holding Tank, Septic System Compliant - Yes, Tank with Drainage Field **Water:** 4-Inch Submersible, Drilled **Air Conditioning:** Central Air

Driving Directions:

From the gates at Breezy, head south, take a left on Birch Lane, property is located at the corner of Birch and Aspen.



Listed By:
Coldwell Banker Realty

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Call Affinity Real Estate

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