



MLS 7048963 Residential

\$959,000

3,936 sq ft
3 bedrooms
4 baths

45483 Chippewa Trail
Vining MN 56588

Status: Active

Description:

Experience lakeside living at its finest with 228 feet of frontage on sought-after Chippewa Trail along the shores of East Battle Lake. This stunning 4,112 square foot home offers 3 bedrooms and 4 bathrooms, blending comfort, space, and thoughtful upgrades throughout.

Step inside to find new flooring in the kitchen and living room (2023), enhancing the home’s warm and inviting main level. The spacious layout includes a sunroom perfect for relaxing and taking in breathtaking sunset views over the lake. The master suite features a tray ceiling, private bath, and a generous walk-in closet.

The walk-out lower level is designed for entertaining, complete with in-floor heat, a newly added wet bar (2022), and brand-new flooring in the great room (2026). Two gas fireplaces—one on each level—add cozy charm year-round.

Additional highlights include an attached, heated, and insulated 2-car garage with a utility sink, lawn irrigation system, and a tar driveway for easy maintenance.

This property also includes a back lot featuring a 30x36 heated and sheeted Morton building—ideal for storage, hobbies, or additional workspace.

With exceptional frontage, modern updates, and unforgettable sunset views, this East Battle Lake retreat offers the perfect blend of luxury and lakeside tranquility.

Additional Details:

Year Built	1994
Lot Acres	2.42
Lot Dimensions	irregular
Garage Stalls	2
School District	1945
Taxes	\$6,444
Taxes with Assessments	\$6,444



Listed By: 2026
Boll Realty

Additional Features:

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

Driving Directions:



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com

Basement: Finished, Walkout **Fuel:** Array **Garage:** 2 **Heat:** Forced Air, In-floor **Hot Water:** Tank with Drainage Field **Water:** Drilled Air



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

From Vining go North on 457th AV 3 miles to left on Chippewa Road, go 1 mile and turn left on Chippewa Trail to property.



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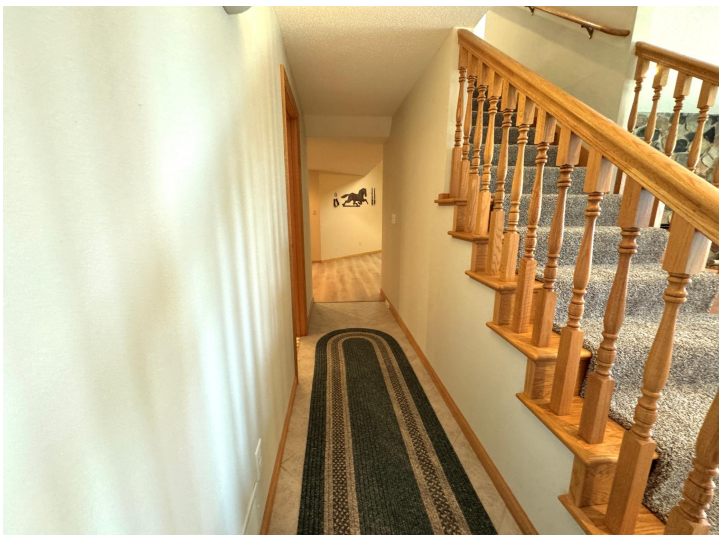
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