



MLS 7102874 Residential

**\$650,000**

2,772 sq ft  
1 bedrooms  
2 baths

4800 39th Avenue  
Alexandria MN 56308

Status: Coming Soon

**Description:**

Welcome to your ultimate 10-acre playground where city-slicker style meets wide-open country freedom! Let me introduce you to the Ponderosa, a dream come true for anyone whose hobbies, toys, and ambitions are simply too big for a standard lot. The location, beautiful setting and acreage is special but wait till you check out the main attraction... the barnominium on steroids! This isn't your ordinary shouse... everything about it is next level! Starting with the constrsuction itself, this building has full concrete footings with a 2X4 built home and a 50-year warranted steel shingle roof that was just installed in '23!

Inside, the main level living space which includes a large bedroom, stunning kitchen that walks out to the patio and bath was completely redone just a few years ago and is oh-so cozy and very timeless.

Heading upstairs, your breath may be taken away the moment you see how wonderfully done this space is with the rich hardwood floors, vaulted ceiling and custom gas fireplace. With the bathroom and windows already in place, a few more bedrooms could easily be built while still leaving plenty of room for an awesome hangout area upstairs.

Back on the main level, nearly 1,600 square feet of heated shop space gives you the ultimate year-round canvas to park the pontoons, wrench on projects or store your fish houses without ever cluttering a driveway again.

For the detail-oriented buyer, you will appreciate the HVAC and electrical systems throughout. The main level is heated by both the boiler in-floor heat plus forced air furnace and cooled with central air. The upper level provides coveted hot water heat from the propane boiler and is cooled with central air.

If you aren't sold yet, take a walk around the acreage where you will find a beautiful pond, irrigated gardens, wildlife galore and a strategically designed layout so your new home could fit into the mix perfectly!

Whether you are looking to launch a hobby farm, anchor your lake-life adventures, or just claim your own slice of Minnesota privacy, this property is ready for you to bring the blueprints, bring the boats, and live life out loud! Located just minutes from Alex and the East shore of Lake Le Homme Dieu, you can't ask for a better spot for this one of a kind property that you couldn't even come close to duplicating for this price!

**Additional Details:**

Year Built 2002  
Lot Acres 10.01  
Lot Dimensions 572 761 572 762  
Garage Stalls 4

School District 206  
Listed By: Edina Realty, Inc. \$4,046

Taxes with Assessments \$4,046  
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**Additional Features:**

**Basement:** None **Fuel:** Electric, Propane **Garage:** 4 **Heat:** Boiler, Forced Air **Sewer:** Septic System Compliant - Yes **Water:** Drilled, Private, Well  
**Air Conditioning:** Central Air



**Call Affinity Real Estate**  
**218-237-3333**  
**info@affinityrealestate.com**



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

**Driving Directions:**

From Alexandria, MN, take Highway 39th Avenue South to the right.



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377

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