



MLS 7145622 Residential

\$250,000

1,872 sq ft
4 bedrooms
2 baths

2313 Hazel Hill Road
Alexandria MN 56308

Status: Coming Soon

Description:

Location! Location! Less than 10 minutes to I94 or downtown Alexandria. Lake-area living with beautiful views and versatile living space! Ideally located within easy walking distance of the Lake Victoria boat launch and fishing pier, this 4-bedroom, 2-bath home offers a great opportunity for year-round living, a lake-area getaway, or an investment property. The main level features 2 bedrooms and a full bath, while the lower level is currently rented and offers 2 additional bedrooms, a 3/4 bath, and convenient coin-operated laundry. Enjoy seasonal views of Lake Victoria along with a year-round view of the Blair Pond Wildlife Refuge, providing a peaceful natural setting and ever-changing wildlife scenery. Situated on a generous .66-acre lot, there is plenty of room to enjoy the outdoors with enough land to add a garage. Most rooms have been freshly painted, while new flooring would provide an opportunity to add your own style and finishing touches. With water views, a spacious lot, and separate lower-level living space, this property offers plenty of possibilities in a desirable lake-area location and available for a quick closing!

Additional Details:

Year Built	1968
Lot Acres	0.66
Lot Dimensions	175 x 165
Taxes	\$1,380
Taxes with Assessments	\$1,380
Tax Year	2026

Additional Features:

Basement: Block, Daylight/Lookout Windows, Finished, Full, Single Tenant Access, Walkout **Fuel:** Electric, Propane **Heat:** Baseboard, Boiler, Ductless Mini-Split, Hot Water **Sewer:** City Sewer/Connected **Water:** Drilled, Well **Air Conditioning:** Ductless Mini-Split

Driving Directions:

Hazel Hill road, just past the Lake Victoria boat launch



Listed By:
Edina Realty, Inc.

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