

MLS 7167070 Residential

$549,900

1,610 sq ft
4 bedrooms
3 baths

40464 Sandhill Drive
Fifty Lakes MN 56448

Status: Coming Soon

Description:

Discover the perfect blend of comfort, quality, and privacy in this beautiful 4-bedroom, 3-bath home nestled on 2.22 picturesque wooded acres. Surrounded by mature oak trees and overlooking a peaceful nature pond, this property offers a truly special setting where wildlife and natural beauty are right outside your door.The Main Level features three bedrooms, including a spacious primary bedroom with its own private bath. You'll also appreciate the freshly updated three-quarter bathroom, updated kitchen, hardwood flooring, gas fireplace, and numerous newer Andersen windows that bring in plenty of natural light.The Walkout Lower Level offers exceptional additional living space, featuring a generous fourth bedroom, custom three-quarter bathroom, wet bar with seating area, dedicated fitness room, and laundry. The Outdoor Amenities make this property truly stand out! Enjoy two decks overlooking the beautiful wildlife pond and wooded surroundings. It's the perfect place for morning coffee, star gazing, or simply taking in the sights and sounds of nature.For those needing extra space, you'll love the impressive 32' x 48' insulated and heated pole building with a 10' door, offering plenty of room for storage, hobbies, or workshop space. The attached two-car garage is also insulated and features in-floor heat for year-round comfort. You will find a new roof that was installed on the home and attached garage in 2024.Come experience the beauty, privacy, and possibilities this exceptional property has to offer!

Additional Details:

Year Built	2004
Lot Acres	2.22
Lot Dimensions	33x511x528x534
Garage Stalls	6
Taxes	$1,256
Taxes with Assessments	$1,231
Tax Year	2026

Additional Features:

Basement: Egress Window(s), Full, In-Floor Heat, Partially Finished, Walkout **Fuel:** Electric, Propane **Garage:** 6 **Heat:** Boiler, Dual Fuel/Off Peak, Fireplace(s), In-Floor Heating, Zoned **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** Drilled, Well **Air Conditioning:** Ductless Mini-Split

Driving Directions:

From County Road 1 approximately 4 miles to right on Sandhill Drive

Broker Reciprocity

Listed By:
Edina Realty, Inc.

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
info@affinityrealestate.com

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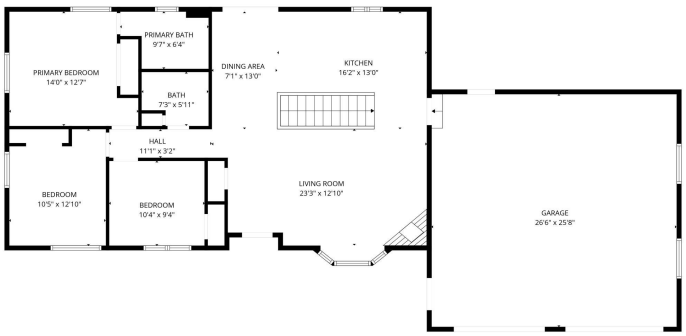




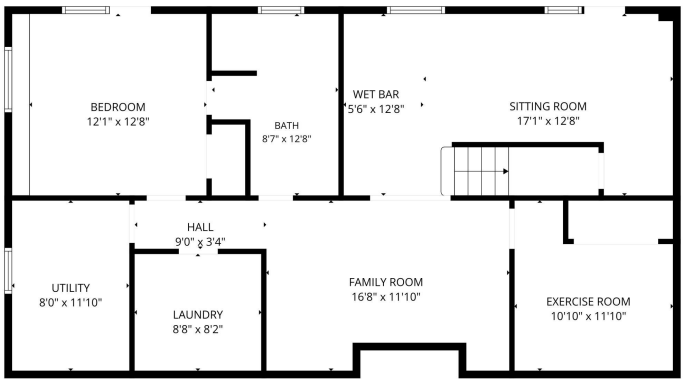
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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