



MLS 7425691 Lake Home

\$449,000

2,250 sq ft
0 bedrooms
1 baths

45227 316TH Avenue
Vergas MN 56587

Waterfront: East Loon

Status: Active

Description:

Gorgeous Loon Lake! Welcome to a huge 30 x30 shop/ garage! Situated on 1.39 acres with 150 ft. of shoreline on beautiful Loon Lake just outside of Vergas, MN. Could be living area while a cabin was built closer to the lake. The garage shop has a 1000. gal septic tank, deep well, concrete floor heat, drain. Shop area has slider windows , attic storage space, fully foamed making it energy efficient. Seller will consider Contract for Deed, terms negotiable

Additional Details:

Year Built	1997
Lot Acres	1.52
Lot Dimensions	150 x 350
Garage Stalls	3
School District	548
Taxes	\$1,980
Taxes with Assessments	\$1,980
Tax Year	2025

Additional Features:

Basement: Slab **Fuel:** Propane **Garage:** 3 **Heat:** Dual Fuel/Off Peak **Sewer:** Private Sewer **Water:** Private, Well **Air Conditioning:** None

Driving Directions:

Go through Vergas on Hwy 4, East on Hwy 36 to Mallard Drive. Turn on 316 Ave. to property.



Listed By:
RE/MAX Legacy Realty

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



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



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$449,000
MLS 7425691 Lake Home
45227 316TH Avenue
Vergas MN 56587