



MLS 6737990 Lake Home

\$249,900

955 sq ft
2 bedrooms
1 baths

7165 US Highway 169
Garrison MN 56450

Waterfront: Mille Lacs

Status: Active

Description:

Newly renovated 2 bedroom, 1 bath home with stunning panoramic views of Mille Lacs Lake. This home is uniquely zoned Business/Commercial as well as residential and would be ideal for a live/work business start-up location. Enjoy the view from raised deck while the kiddos and pets play together in the grassy fenced in yard. Current owner does not have a dock/boat on the lake, however, this property comes with State-granted permanent easement giving new owner riparian rights for swimming, dock & boat lift. Great hunting land with lots of privacy and wildlife on 23+ acres (majority low land). Fully updated kitchen with SS appliances. New laminate flooring and paint throughout. Furnace installed in 2021. Great location, close to Garrison, Aitkin/Crosby healthcare, shops, Northwoods golf course, Grand Casino and more!

Additional Details:

Year Built	1950
Lot Acres	23.16
Lot Dimensions	542x1902x557x1600
School District	480
Taxes	\$1,526
Taxes with Assessments	\$1,526
Tax Year	2024

Additional Features:

Basement: Crawl Space **Fuel:** Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** Drilled, Shared System **Air Conditioning:** None

Driving Directions:

GPS Recommended; From Garrison, South on US 169 approx. 2.5 miles. SEE FOR SALE SIGN



Listed By:
RE/MAX Northland

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