



MLS 6762383 Residential

**\$389,000**

1,800 sq ft  
3 bedrooms  
2 baths

23945 Aspen Road  
Shevlin MN 56676

Status: Active

#### Description:

3 bedroom, 2 bath country home with an open floor plan on 15 beautiful acres south of Minerva Lake. The sellers have made many improvements to the home in the past year. Part of the large, attached garage was sectioned off and a heated insulated woodshop was built with in-floor heat and a furnace. The home has new flooring, furnace, air conditioner, appliances, light fixtures, curtains, washer, dryer, water filter system, water heater, raised bed gardens and a chicken coop. There are trails to enjoy. Bonus: seller made a shooting range to practice and the Cabela's gun safe stays with the home! There is a ramp at front and back entrances to the home and ramp in the garage for easy access. Everything you need is all on the main level. Enjoy relaxing in front of the Living room gas fireplace. The house sits on an insulated Logix poured concrete full unfinished basement ready for you to finish off to fit your needs or use for storage. A new mound septic system will be installed. Seller leaving the orange snowplow. There is also a detached insulated wood heated 32' x 44' shop. Perfect for extra storage or working on projects. This home has everything you need for comfortable living. Call for a look in person to appreciate this lovely quiet setting.

#### Additional Details:

Year Built	2007
Lot Acres	15
Lot Dimensions	495x1320
Garage Stalls	2
School District	2311
Taxes	\$2,092
Taxes with Assessments	\$2,092
Tax Year	2025

#### Additional Features:

**Fuel:** Electric, Propane **Heat:** Forced Air, Fireplace(s)

#### Driving Directions:

From US Hwy 2 in Bagley take #92 south for 10 3/4 miles, left (east) on Upper Rice Lake Rd for 2.5 miles, right (south) on Aspen Ave for 1.25 miles, property is on the right.



Listed By:  
Better Homes and Gardens Real Estate First Cho

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