



MLS 7006852 Residential

\$650,000

1,782 sq ft
2 bedrooms
2 baths

35000 440th Place
Aitkin MN 56431

Status: Active

Description:

This year around lake home a few miles outside of Aitkin offers rare privacy on 1745-acre Cedar Lake. This lake has a maximum depth of 105 feet and is not only desirable because of its size but also because of the outstanding fishing including walleyes, muskies, bass and pan fish. You will never be bored on this lake, and you will spend countless hours fishing, relaxing on a pontoon or having fun with water sports. The property sits in a protected bay with several hundred feet of shoreline and 10.5 acres with end of the road privacy. The home has 2+ bedrooms, 2 baths and a walk out lower level that the family uses as a flex space, including a sleeping space, bathroom, laundry with storage, a family room, home office space and a kitchenette with a sink and dishwasher. The window filled 3-season sunroom off the main level is large enough for entertaining or relaxing with morning coffee or game night with friends and family. It also has a patio underneath for grilling and dining. Near the water's edge sits a bunk house with a sauna and deck. A 2-car garage has extra storage space, and there is a compliant septic system. Much of the acreage is nicely wooded and the north half is untouched and waiting for your ideas!

Additional Details:

Year Built	1980
Lot Acres	10.54
Lot Dimensions	552 x 1347 x 397 x 955
Garage Stalls	2
School District	2275
Taxes	\$2,522
Taxes with Assessments	\$2,522
Tax Year	2025

Additional Features:

Basement: Full, Walkout, Wood **Fuel:** Array **Garage:** 2 **Heat:** Baseboard, Wood Stove **Sewer:** Private Sewer, Septic System Compliant - Yes, Tank with Drainage Field **Water:** 4-Inch Submersible, Drilled, Private, Well **Air Conditioning:** None

Driving Directions:

From stoplights in Aitkin, go W on Hwy 210 (2nd St NW) for 3.3 miles to L on 440th Place. Go all the way to the end of the road.



Listed By:
Edina Realty, Inc.

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