



MLS 7032447 Residential

\$450,000

1,604 sq ft
3 bedrooms
1 baths

15495 120th Avenue
Little Falls MN 56345

Status: Active

Description:

Nestled within the serene expanses of Little Falls, this 3-bedroom, 1-bathroom home is a true haven for families, business owners, and hobby farmers alike. Embrace a lifestyle that combines rustic charm with modern convenience on a sprawling 10-acre property, where dreams of wide-open spaces and self-sufficiency become reality.

The estate presents a unique opportunity for those with a vision. Whether you're an equine enthusiast, an aspiring auto mechanic, or a business owner seeking the tranquility of a rural home-office, this property offers endless possibilities. Imagine cultivating your own hobby farm or setting up your bespoke workshop in the extensive garage space, complete with a professional paint sprayer, air compressors, and drains.

Exceptional features include a heated office, a 14 ft garage door ideal for RVs or commercial vehicles, and a comprehensive array of tools that come with the sale. Comfort and sustainability go hand-in-hand with a wood stove and supplemental propane heat, alongside newly installed solar panels that ensure a step towards off-grid living.

The home itself boasts a durable steel roof and a newly updated septic system, both installed in 2019. Experience the ease of main-level living with ample space upstairs for additional needs. The vast, sunlit kitchen and open-concept living area are perfect for family gatherings. An attached 2-stall garage serves as a cozy retreat with heating, offering a relaxed space to unwind.

Step into a world where your entrepreneurial and personal aspirations can flourish, all within the peaceful backdrop of this versatile homestead.

Additional Details:

Year Built	1900
Lot Acres	10
Lot Dimensions	330x1320
Garage Stalls	6
School District	1795
Taxes	\$2,740


 Listed By: **RE/MAX**
 Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing
Additional Features:
 Basement, 14 ft Garage Door, Full Kitchen, Garage, Heating, Hardwood Floors, Solar Panels, Wood Stove, Propane Heat, Window Units
 Subject to prior sale, change or withdrawal.



Call Affinity Real Estate

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MLS REALTOR REALTY **Conditioning:** Window

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