



MLS 7089497 Lake Home

\$469,900

1,342 sq ft
3 bedrooms
2 baths

25661 Eagle Ridge Road
Aitkin MN 56431

Waterfront: Rabbit Lake

Status: Active

Description:

Picture your mornings on 114 feet of private Rabbit Lake shoreline, coffee in hand, with no one else in sight. This wooded, private lot near Crosby, MN gives you space to breathe and water to enjoy, all within reach of Cuyuna Country trails and downtown shops. Many household items stay with the home, so you can move in and start living lake life right away. That turnkey setup also makes this a strong candidate for a short-term rental (check local rules). Step inside and look up. Tongue-and-groove pine ceilings top the vaulted living room and loft above it, where a ceiling fan and open rail overlook the space below for a true up-north cabin feel. You will find 3 bedrooms and 2 baths, plus brand new carpet ready for your first step. The unfinished walkout basement gives you room to grow, whether that means a rec room, home gym, or more living space. Outside, the cedar exterior wears a fresh stain, so the hard work is already done. Gather on the huge deck for grilling and relaxing, then head down to the fire pit by the water, where the west-facing shore sets up sunset views. Compliant septic and a quick closing mean you can move forward with confidence and speed. Minutes from downtown Crosby, enjoy local shops, restaurants, and the Cuyuna Country State Recreation Area, with mountain bike trails, mine-pit lakes, and Serpent Lake nearby. Ready to see it for yourself? Contact us today to schedule a showing before this lakefront opportunity is gone.

Additional Details:

Year Built	1999
Lot Acres	1.21
Lot Dimensions	SE88x561x114x515
Taxes	\$2,380
Taxes with Assessments	\$2,380
Tax Year	2025

Additional Features:

Basement: Block, Daylight/Lookout Windows, Full, Storage Space, Unfinished, Walkout **Fuel:** Electric, Propane **Heat:** Baseboard, Forced Air, Space Heater **Sewer:** Mound Septic, Private Sewer, Septic System Compliant - Yes **Water:** Private, Well **Air Conditioning:** Window Unit(s)

Driving Directions:

From Crosby: N on MN Hwy 6 to E on Cty Rd 30; Rt on Eagle Dr; Rt on Eagle Ridge Rd to Lake Home on Right.



Listed By:
Counselor Realty, Inc.

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