



MLS 7105428 Lake Home

\$285,000

1,382 sq ft
3 bedrooms
2 baths

69474 US Highway 169
Hill City MN 55748

Waterfront: Hill Lake

Status: Active

Description:

Experience year-round lake living on beautiful Hill Lake with 100 feet of shoreline and a private, wooded 1.25-acre lot tucked away from the main road. This well-maintained home features a bright, open floor plan with stunning lake views from nearly every room and a newer lakeside deck that spans the length of the home—perfect for entertaining, relaxing, and taking in breathtaking sunrises.

Designed with family and guests in mind, the home offers 3 bedrooms plus an oversized loft that provides additional living or sleeping space. Currently configured to comfortably sleep up to 10, it's ideal as a full-time residence, vacation home, or rental opportunity. The main level includes a spacious bedroom and a full bath, while the upper level features two bedrooms, a half bath, and individual vanity sink areas in each bedroom. Walk-in closets and abundant storage throughout add everyday convenience.


Outside, you'll find a 32' x 24' detached garage with 2 overhead doors off the driveway plus a large overhead door on the lake side as well, providing ample room for vehicles, boats, and recreational equipment. Central air, drain tile, and a newly installed garage roof offer added comfort and peace of mind. The dock and boat lift are included, making it easy to start enjoying the lake immediately.

Hill Lake is known for excellent fishing, including regularly stocked walleye, as well as crappie, bluegill, largemouth bass, and northern pike. The lake reaches depths of approximately 48 feet and offers year-round recreation. In winter, enjoy easy access to the snowmobile trail across the lake, while summer brings spectacular Fourth of July fireworks and the annual town festival. Conveniently located just a short drive from Grand Rapids for shopping, dining, and healthcare, this exceptional lake property offers the perfect blend of privacy, recreation, and comfort at an affordable price.

*Fireplace is not currently functional.

Additional Details:

Year Built	1973
Lot Acres	1.25
Lot Dimensions	100x537x100x519
Garage Stalls	2
School District	2


 Listed By: **\$1,796**
 RE/MAX Northland
 Taxes with Assessments **\$1,796**
 Affinity Real Estate Inc. participates in the Regional Multiple Listing
 Tax Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing
 us to display other broker's listings on our website. All properties are
 subject to change or withdrawal.



Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com



Basement: None **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air, Fireplace(s) **Sewer:** Private Sewer, Tank with Drainage Field **Water:** 4-Inch
Submersible, Drilled, Well, Air Conditioning: Central Air

Driving Directions:

69474 US Highway 169, Hill City, MN 55748