



MLS 7151479 Lake Home

\$349,900

0 sq ft
0 bedrooms
0 baths

26227 Rabbit Trail
Aitkin MN 56431

Waterfront: Rabbit

Status: Active

Description:

Rabbit Lake is not your average lake. A natural lake with depths reaching over 50 feet, it's crystal-clear water makes it one of Minnesota's premier fishing destinations, known for fantastic Walleye and panfish action right out your future front door. The south-facing shoreline sets up sunset views right from the water's edge, perfect for the deck, patio or fire pit you design yourself. Dock in included! This lakeshore lot is the ideal canvas to build your own custom home. Bring your own plans or work with a builder to create exactly what you envision, whether that's a walkout design, a wide lakeside porch, or a private dock. With no existing home to work around, you get a fresh start and full say over layout, style and finishes. Buyer to verify building regulations, setbacks, and permit requirements with the county. The property also includes a one-year-old 28' camper, giving you an immediate place to stay while you plan your build or enjoy weekend getaways. In addition, a 2-car garage with an unfinished upper-level living area provides even more potential. The upper level is framed for a bedroom, storage area, and a possible bathroom in the lower level, ideal for future guest space or a studio. Plumbing and electrical are not yet installed, allowing you to finish it exactly the way you want. Mature trees offer natural privacy from neighbors while still leaving room to shape the lot around your vision. A quick closing is available, so you can start planning sooner than later. This lot sits minutes from charming downtown Crosby, with local shops, restaurants, and easy access to the Cuyuna Country State Recreation area. Enjoy mountain bike trails, mine-pit lakes, and nearby Serpent Lake, all part of everyday life here. Ready to build the dream home you've been waiting for? Schedule your showing today and walk the lot in person.

Additional Details:

Year Built	1994
Lot Acres	0.83
Lot Dimensions	100x338x117x329
Garage Stalls	2
Taxes	\$1,794
Taxes with Assessments	\$1,794
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Other **Garage:** 2 **Heat:** None **Sewer:** None **Water:** None **Air Conditioning:** None



Listed By:
Counselor Realty, Inc.

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