



MLS 7165724 Residential

\$225,000

2,546 sq ft
5 bedrooms
2 baths

40 2nd Avenue
Aitkin MN 56431

Status: Coming Soon

Description:

Two-Story Duplex situated on a spacious 1/2-acre lot within walking distance of downtown Aitkin amenities and the Ripple River, this well-maintained two-story duplex offers versatile living arrangements, generous storage, and convenient access to the surrounding community. The property is well suited for an investment opportunity, owner-occupied arrangement, or multi-generational living. The main-floor unit features three bedrooms and one bathroom with a newer walk-in shower. Additional highlights include spacious living and dining areas, a well-appointed kitchen with newer appliances and a breakfast nook, main-floor laundry, abundant storage, and a versatile 12 x 26-foot bonus room or office space. The upstairs unit offers two bedrooms, one bathroom, and dedicated laundry facilities, providing comfortable and functional living space. Outdoor amenities include a large deck overlooking the backyard and a 38 x 24-foot, three-stall detached garage. The garage provides ample room for vehicles, equipment, hobbies, and additional storage. Recent updates to the home include: a newer roof, hot water boiler, ductless mini-split system, leaf guard gutters, and a front door. Combining a convenient location, flexible floor plan, extensive storage, and several recent updates, this duplex presents an excellent opportunity!

Additional Details:

Year Built	1900
Lot Acres	0.551
Lot Dimensions	100x241x100x241
Garage Stalls	3
Taxes	\$3,004
Taxes with Assessments	\$3,004
Tax Year	2026

Additional Features:

Basement: Partial, Unfinished **Fuel:** Electric, Natural Gas **Garage:** 3 **Heat:** Baseboard, Ductless Mini-Split, Hot Water **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Ductless Mini-Split

Driving Directions:

From Stoplights in downtown Aitkin go East on Highway 210 for 1 block then right on 2nd Ave follow over RR tracks to home on left.



Listed By:
Cummings Janzen Realty, Inc

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