

MLS 7171200 Residential

# $549,900

2,912 sq ft
3 bedrooms
3 baths

30058 US Highway 169
Aitkin MN 56431

Status: Active

**Description:**

A rare opportunity with location, versatility, and lifestyle all in one! Prime residential and commercial opportunity just south of Aitkin, featuring desirable Highway 169 frontage and an incredible combination of living space, outbuildings, and recreational amenities. Tucked back in the woods, the 3-bedroom, 3-bath home offers a peaceful, private setting with a wraparound deck, wood-burning fireplace, private primary suite, and finished walk-out basement. Enjoy the outdoors with a fenced garden area featuring raised garden beds, fruit trees, and a pond. Dreaming of a hobby farm? There's room to make that vision a reality!The impressive collection of buildings opens the door to countless business, investment, rental, or personal-use possibilities. A newer 50x60 pole building features in-floor heat, a welding area, 16' sidewalls, and 14' overhead doors. An additional building offers a 32x40 showroom, 34x48 shop area with 16' door, complete with paint booth, and a 30x48 storage/shop area. A detached 3-stall garage with lean-to provides even more space and versatility.As an added bonus, the property borders public land and is within walking distance of Pine Lake's swimming beach and fishing pier. Whether you're looking to establish a business, generate rental income, enjoy country living, or combine it all, this one-of-a-kind property delivers an extraordinary opportunity. The possibilities are truly endless, and this property literally has it all!

**Additional Details:**

| | |
|---|---|
| Year Built | 1977 |
| Lot Acres | 6.81 |
| Lot Dimensions | 521x821x475x604 |
| Garage Stalls | 8 |
| Taxes | $2,216 |
| Taxes with Assessments | $2,216 |
| Tax Year | 2026 |

**Additional Features:**

**Basement:** Egress Window(s), Finished, Full, Walkout **Fuel:** Propane **Garage:** 8 **Heat:** Forced Air **Sewer:** Private Sewer **Water:** Well **Air Conditioning:** Central Air

**Driving Directions:**

From Aitkin, go South on US Highway 169 for approximately 6 miles to property on left.

Broker Reciprocity

Listed By:
RE/MAX Results - Nisswa

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