



MLS 7425691 Lake Home

**\$489,000**

2,250 sq ft  
0 bedrooms  
1 baths

45227 316TH Avenue  
Vergas MN 56587

Waterfront: East Loon

Status: Active

#### Description:

Gorgeous Loon Lake! Welcome to a huge 30 x30 shop/ garage! Situated on 1.39 acres with 150 ft. of shoreline on beautiful Loon Lake just outside of Vergas, MN. Could be living area while a cabin was built closer to the lake. The garage shop has a 1000. gal septic tank, deep well, concrete floor heat, drain. Shop area has slider windows , attic storage space, fully foamed making it energy efficient. Seller will consider Contract for Deed, terms negotiable

#### Additional Details:

Year Built	1997
Lot Acres	1.52
Lot Dimensions	150 x 350
Garage Stalls	3
School District	548
Taxes	\$1,980
Taxes with Assessments	\$1,980
Tax Year	2025

#### Additional Features:

**Basement:** Slab **Fuel:** Propane **Garage:** 3 **Heat:** Dual **Sewer:** Private Sewer **Water:** Private, Well **Air Conditioning:** None

#### Driving Directions:

Go through Vergas on Hwy 4, East on Hwy 36 to Mallard Drive. Turn on 316 Ave. to property.



Listed By:  
RE/MAX Legacy Realty

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