



MLS 6594040 Lake Home

**\$1,250,000**

1,192 sq ft  
1 bedrooms  
1 baths

741/745 12th Avenue  
Backus MN 56435

Waterfront: Ada

Status: Canceled

**Description:**

Lake Ada-This is "the" premier tract on Ada with 423' of pristine frontage and 2.2 acres of timbered grounds, all-encompassing an impressive 1,120 SF custom built "shouse". The home comes fully appliance and features septic system and a new high pressure well. An expansive dock system is included with the boat lift (excludes wave runner lifts). Enjoy three (3) heat sources and a mini-split (A/C). Four seasons of exceptional recreational opportunities abound with excellent fishing, swimming and boating with end-of-the road privacy!

**Additional Details:**

Year Built	2021
Lot Acres	2.2
Lot Dimensions	423x278x160x299
School District	2174
Taxes	\$3,096
Taxes with Assessments	\$3,228
Tax Year	2024

**Additional Features:**

**Fuel:** Propane **Heat:** Radiant Floor, Other

**Driving Directions:**

From Pine River 8 miles north on HWY #84 to County #43 (Harriet Club) then east/north on #43 for 2.5 miles to 12th avenue SW then left on 12th to end of the road.



Listed By:  
Heartland Real Estate

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**Call Affinity Real Estate**

**218-237-3333**

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