



MLS 6238200 Residential

**\$252,500**

1,120 sq ft  
2 bedrooms  
1 baths

111 West Avenue  
Ottertail MN 56571

Status: Canceled

**Description:**

Looking for single level living? This adorable rambler has been meticulously maintained and is completely move in ready! Updated with LVP flooring and tile, brand new Thermo-Tech windows and patio door in 2020, new light fixtures & fresh paint. New roof and new insulation in attic in July 2022. Located close to many area lakes, dining and golf courses. This property also includes deeded access to 3 area lakes (more info to come). Situated on a large level lot in a fantastic neighborhood. Detached garage/shop was built in 2016 and offers a ton of additional storage. Sellers paved the area in front of the shop in July 2022!

**Additional Details:**

Year Built	2005
Lot Acres	0.8
Lot Dimensions	155x226
Garage Stalls	4
School District	549
Taxes	\$1,254
Taxes with Assessments	\$1,324
Tax Year	2022

**Additional Features:**

**Basement:** Slab **Fuel:** Electric **Garage:** 4 **Heat:** Baseboard **Sewer:** Private Sewer, Septic System Compliant - Yes, Tank with Drainage Field  
**Water:** City Water/Connected **Air Conditioning:** Ductless Mini-Split

**Driving Directions:**

From Ottertail - head south on Co Rd 55 to Cozy Oak Dr on left. Follow to slight left on gravel (E Cozy Oak Dr), left on West Ave to home on the left.



Listed By:  
Weichert RE - Paulson Land Co

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**Call Affinity Real Estate**

**218-237-3333**

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