



MLS 6586362 Lake Home

# \$555,000

1,876 sq ft 3 bedrooms 2 baths

25340 PELICAN RIVER Drive Detroit Lakes MN 56501

Waterfront: Detroit

Status: Active

## **Description:**

BRANCH CREEK-OFFERING DIRECT ACCESS TO DETROIT LAKE: Brand new 3 bdrm, 2 bath, one level 1876 sq ft home with finished/heated 3 stall attached garage in ideal location. In-floor heat, f/a furnace, fireplace, central air, walk-in pantry, covered porch and private primary wing with ensuite. Spacious lot in a neighborhood edging the Pelican River offering direct access to Detroit Lake, Dunton Locks Park (now home to one of world-famous Thomas Dambo's giant trolls) and the ever-popular paved walking/bike path that meanders along the river to connect Detroit Lake and Sallie. With quick access to downtown Detroit Lakes, enough room to build a matching out building and PAVED roads, nothing can compare to this development. BOAT SLIP AVAILABLE for purchase. Excellent opportunity.

### **Additional Details:**

Year Built 2024
Lot Acres 1.02
Lot Dimensions Corner
Garage Stalls 3
School District 22
Taxes \$18
Taxes with Assessments \$38
Tax Year 2024

#### **Additional Features:**

Basement: Slab Fuel: Propane Garage: 3 Heat: Forced Air, Radiant Floor Sewer: Septic System Compliant - Yes Water: Private, Well Air

Conditioning: Central Air

#### **Driving Directions:**

Hwy 59 S to Branch Creek Road, just before Village of Riverview, East side of 59



Listed By: RE/MAX LAKES REGION

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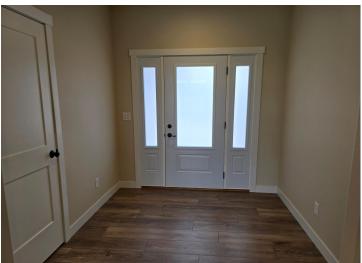
































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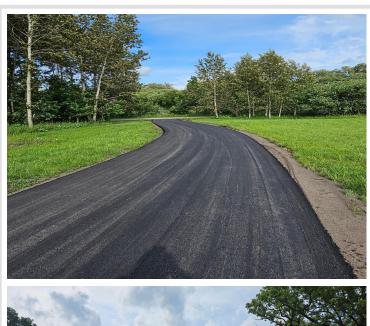






















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