



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: Pending

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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Call Affinity Real Estate

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