



MLS 6659456 Lake Home

**\$335,000**

1,312 sq ft  
3 bedrooms  
2 baths

45512 County Highway 80  
Perham MN 56573

Waterfront: Otter Tail River

Status: Pending

#### Description:

RIVERSIDE RETREAT ON OTTER TAIL RIVER-3+ ACRES WITH 450'+ FRONTAGE! Discover your own piece of paradise on the Otter Tail River! This stunning 3+ acre property boasts over 450' of nice river frontage with a gentle slope leading to a permanent dock, providing easy access to excellent swimming and fishing on a hard sand bottom. This charming home has been updated, featuring a beautifully remodeled kitchen with hickory cabinets, stainless steel appliances and fresh paint throughout. Recent improvements include renovated bathrooms, new windows, updated flooring, a modern boiler and upgraded septic/well systems. The main level offers three bedrooms while the full unfinished basement presents endless possibilities for expansion or storage. A 16'x26' garage provides ample storage for your vehicle and equipment, with plenty of room for additional outbuildings if desired. Conveniently located less than 2 miles from downtown, this property offers the perfect blend of privacy and accessibility. Don't miss this rare opportunity to own a picturesque riverfront retreat-schedule your showing today!

#### Additional Details:

Year Built	1965
Lot Acres	3.32
Lot Dimensions	Irregular
Garage Stalls	1
School District	549
Taxes	\$1,800
Taxes with Assessments	\$1,880
Tax Year	2024

#### Additional Features:

**Basement:** Block, Full, Unfinished **Fuel:** Propane **Garage:** 1 **Heat:** Baseboard, Boiler, Hot Water **Sewer:** Private Sewer, Septic System Compliant - Yes, Tank with Drainage Field **Water:** Submersible - 4 Inch, Drilled, Private **Air Conditioning:** None

#### Driving Directions:

From Perham stoplights: East on Main Street for 2 miles (turning into County Highway 80) to property on the right just before the bridge.



Listed By:  
New Horizons Realty Of Perham

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Call Affinity Real Estate

**218-237-3333**

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