



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: Active

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

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$335,000
MLS 6659456 Lake Home
45512 County Highway 80
Perham MN 56573



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

Affinity
REAL ESTATE INC

\$335,000
MLS 6659456 Lake Home
45512 County Highway 80
Perham MN 56573



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

Affinity
REAL ESTATE INC

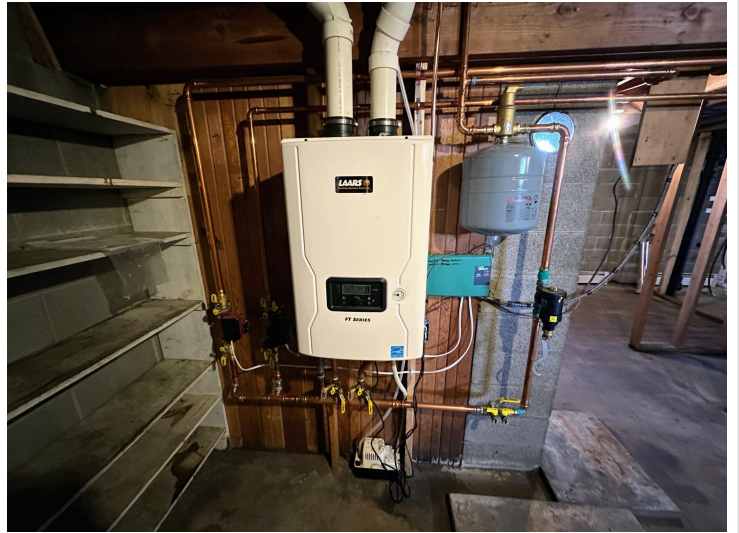
\$335,000
MLS 6659456 Lake Home
45512 County Highway 80
Perham MN 56573



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$335,000
MLS 6659456 Lake Home
45512 County Highway 80
Perham MN 56573



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

Affinity
REAL ESTATE INC

\$335,000
MLS 6659456 Lake Home
45512 County Highway 80
Perham MN 56573



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$335,000

MLS 6659456 Lake Home
45512 County Highway 80
Perham MN 56573