



MLS 6690305 Lake Home

\$515,000

2,263 sq ft
3 bedrooms
3 baths

25486 Heilberger Lane
Erhard MN 56534

Waterfront: Heilberger

Status: Active

Description:

Serenity awaits you at this meticulously cared for 3 bed 3 bath lake home, complete with everything you need to move right in and start enjoying your best life in beautiful west central Minnesota lakes country. Sellers have had new windows, siding, shingles, and septic installed, plus so much more!! This home has loads of natural light, an open floor plan, a spacious kitchen with plenty of cabinets, breakfast bar, main floor laundry and gas fireplace. Located at the end of the cul-de-sac with a huge lakeside back yard, a gentle slope and a sandy beach, all just a short 20-minute drive to Fergus Falls. Heilberger Lake is great for fishing, swimming, kayaking and pontoon cruises. The gorgeous and private outdoor spaces are perfect for entertaining in the sun and the shade. There is low maintenance landscaping (perennials and rubber mulch does not need to be replaced...ever!), an in-ground sprinkler system, covered decks on the upper and lower levels (enjoy outdoors even in the rain!). Sit around the campfire listening to the loons, with plenty of firewood already chopped, just bring on the marshmallows. A two stall garage and two storage sheds top it off allowing plenty of excess storage. 40ft. aluminum dock with new decking, 2,500 lb cantilever power lift with canopy, stand up paddleboard, paddle and stand are also available. Seriously, don't miss this opportunity to check it out and see all that this fantastic property has to offer today!

Additional Details:

Year Built	1998
Lot Acres	0.68
Lot Dimensions	125 x 225
Garage Stalls	2
School District	548
Taxes	\$2,146
Taxes with Assessments	\$2,146
Tax Year	2025

Additional Features:

Basement: Walkout, Wood **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air **Sewer:** Mound Septic **Water:** Drilled, Private, Well **Air Conditioning:** Central Air

Driving Directions:



Listed By: **Paul Wright** on Co Hwy 22, left on Heilberger Dr, turn right on Heilberger Lane to property at the end of the cul-de-sac
Trilogy Real Estate

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Call Affinity Real Estate

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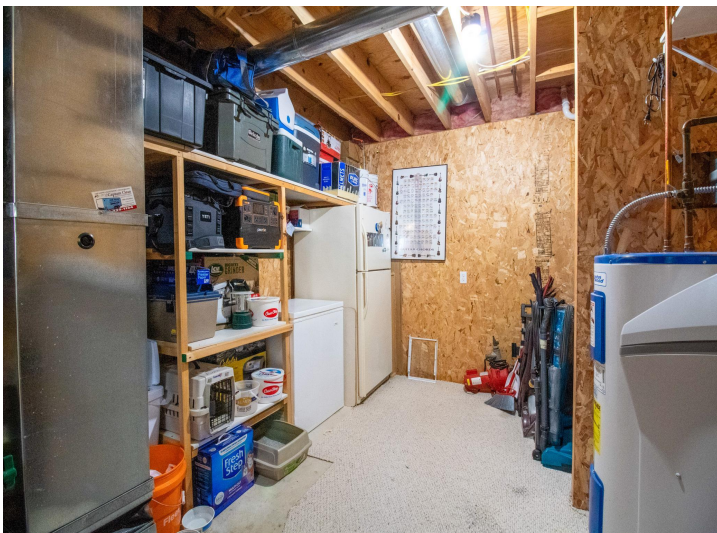
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