



MLS 6709434 Lake Home

\$765,000

1,522 sq ft
3 bedrooms
2 baths

39315 Little Mo Road
Clitherall MN 56524

Waterfront: West Battle

Status: Active

Description:

Welcome to this charming, pristine three season "cabin" on West Battle Lake. It will be hard to decide if you love the inside or the outside of this property more! Inside has the ultimate cabin feel with a cute kitchen, dining and living area. A main floor bedroom and a full bath complete this level. The upper level has another bedroom and a cozy reading nook. The lower level has an additional dining area and a family room for playing games or watching movies. Another bedroom and 3/4 bath with laundry are also on the lower level. Now the outside! A large lakeside deck allows for relaxing and extra eating space. The roadside deck is a great shaded place to eat, relax or read a book. Enjoy 110 feet of lake frontage and almost an acre of land with many mature trees on a dead end road. Tons of space to play yard games and then enjoy bonfires around the huge fire ring overlooking the lake. The paver patio at the lake allows you to watch the lake activities and the sunsets. The storage building has space for all your lake toys and tools. When you catch your limit, the fish shack is the place to clean them up. Welcome to West Battle lake!

Additional Details:

Year Built	1977
Lot Acres	1.05
Lot Dimensions	1.05
School District	542
Taxes	\$4,734
Taxes with Assessments	\$4,734
Tax Year	2024

Additional Features:

Basement: Full **Fuel:** Electric **Heat:** Ductless Mini-Split **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** Drilled, Well **Air Conditioning:** Ductless Mini-Split

Driving Directions:

From Battle Lake take Hwy #210 East to Little Mo Road. Turn left on Little Mo and at the T Take a left to follow Little Mo Road to address.



Listed By:
Trilogy Real Estate

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Call Affinity Real Estate

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