



MLS 6719217 Lake Home

\$859,000

1,947 sq ft
3 bedrooms
3 baths

22171 Broadwater Drive
Pelican Rapids MN 56572

Waterfront: Pelican

Status: Active

Description:

PELICAN LAKE - Enjoy the sand beach and excellent swimming frontage with 65' lakeshore on Broadwater Dr. This spacious 3+ bedroom, 3 bath summer home is perfect for summer fun. The main level boasts a cozy living room complete with a fireplace, ideal for relaxing evenings. Upstairs, a family room offers additional living space. Step outside to your expansive lakeside deck, perfect for entertaining, or retreat to the covered deck for shade. If you're looking for a lake property where lawn care is a breeze, check this one out! Dock and most furnishings are included. Septic with drainfield is in compliance. Additional parking available, see agent remarks.

Additional Details:

Year Built	1946
Lot Acres	0.11
Lot Dimensions	65x65x71x70
School District	548
Taxes	\$4,101
Taxes with Assessments	\$4,186
Tax Year	2025

Additional Features:

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

Driving Directions:

From Pelican Rapids, N on Hwy 59 for 7 miles. Turn left onto S Pelican Dr for 2.2 miles. Turn right onto Broadwater Dr. for 0.2 miles to #22171.



Listed By:
Coldwell Banker Preferred Partners

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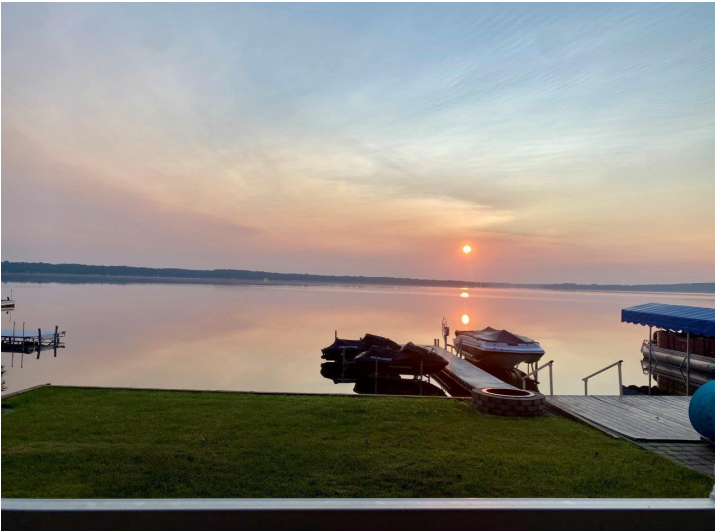
Call Affinity Real Estate

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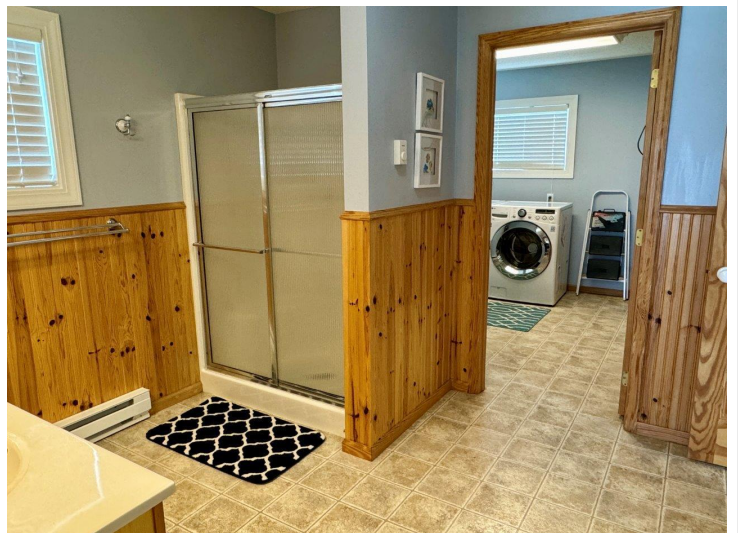
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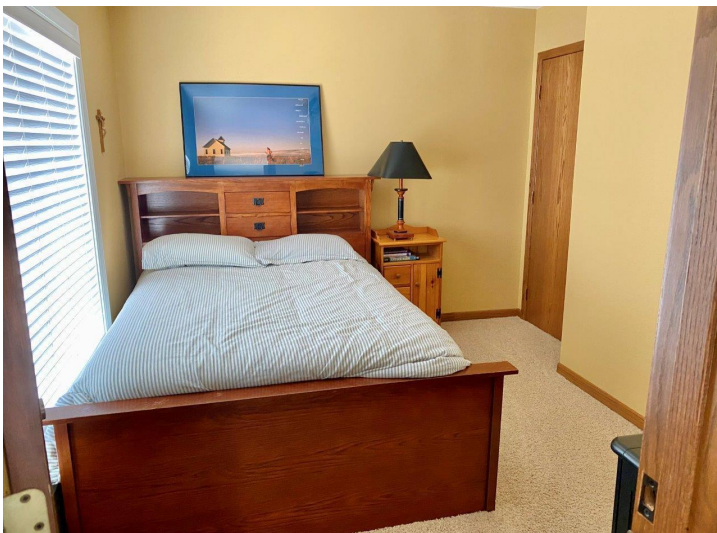
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