



MLS 6726481 Lake Home

**\$539,000**

1,748 sq ft  
3 bedrooms  
2 baths

7194 Quentin Road  
Outing MN 56662

Waterfront: Leavitt

Status: Active

#### Description:

What's not to love here! Leavitt Lake first thing in the morning, framed by tall balsam fir trees. Sitting out on the dock, listening to the loons calling at dusk. With 5 queen beds and two sets of bunkbeds, there is room for everyone. Squeeze in all the outdoor activities this place has to offer: fishing for sunnies and bass, tubing, and of course the mandatory circling of the lake in the boat. No McMansions. Just a nice variety of well-kept homes and seasonal cabins. ATV trails are well maintained, and the snowmobile trails are right nearby. The home has new windows and sliding doors on the main level. A finished basement and garage. Bonus garage Bunk Rooms and recently added AC. Water softener and new washer/dryer. After a few power outages, sellers added a Generac whole-house generator. Good neighbors are a blessing too! Despite the property being 50 feet wide, it's private, quiet and peaceful. Come enjoy this lake home as much as the sellers have!

#### Additional Details:

Year Built	2001
Lot Acres	0.43
Lot Dimensions	51x377x50x364
Garage Stalls	2
School District	118
Taxes	\$1,364
Taxes with Assessments	\$1,364
Tax Year	2025

#### Additional Features:

**Basement:** Block, Egress Window(s), Full, Walkout **Fuel:** Propane **Garage:** 2 **Heat:** Ductless Mini-Split, Forced Air, Radiant Floor **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** Drilled, Private, Sand Point, Well **Air Conditioning:** Central Air, Ductless Mini-Split

#### Driving Directions:

From Emily go north on Hwy 6 to CR 58 (at bridge in Outing) right 1.9 miles to Quentin left .7 miles to 7194



Listed By:  
Edina Realty, Inc.

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Call Affinity Real Estate

**218-237-3333**

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