



MLS 6751491 Lake Home

**\$298,000**

1,248 sq ft  
3 bedrooms  
2 baths

13448 Blue Heron Trail  
Menahga MN 56464

Waterfront: Moran

Status: Pending

**Description:**

**Lakeside Serenity & Ultimate Garage Space!**

Discover true country living in this charming 3-bedroom, 2-bath home, nestled on a private lot with picturesque frontage on tranquil Moran lake. Enjoy peaceful mornings and stunning sunsets from your secluded oasis. This property is a dream for hobbyists, collectors, or anyone needing serious storage with its incredible garage setup: a spacious 28'x44' detached garage is seamlessly connected to an additional 24'x32' garage, offering unparalleled space for vehicles, workshops, and all your gear. Embrace the quiet beauty of lakeside living with the convenience of an exceptional garage tailored to your needs. The property will be sold furnished with the exception of some personal items.

**Additional Details:**

Year Built	1996
Lot Acres	1.09
Lot Dimensions	200x242
Garage Stalls	5
School District	309
Taxes	\$1,560
Taxes with Assessments	\$1,560
Tax Year	2024

**Additional Features:**

**Basement:** None **Fuel:** Propane **Garage:** 5 **Heat:** Forced Air **Sewer:** Tank with Drainage Field **Water:** Drilled **Air Conditioning:** Wall Unit(s)

**Driving Directions:**

South on HWY 71 approx. 4 miles to a left on Bluebird Dr, go to the T and turn left on Blue Heron Trail. The property is on the right.



Listed By:  
Dane Arthur Real Estate Agency-Park Rapids

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**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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





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