



MLS 6797453 Lake Home

\$549,000

1,773 sq ft
3 bedrooms
2 baths

37791 Mallard Loop
Perham MN 56573

Waterfront: Little McDonald

Status: Active

Description:

PREMIUM SHORELINE ON LITTLE MCDONALD LAKE! Sitting on just under a half-acre of Wooded Privacy, and only 7 minutes from Perham, this Crystal-Clear, Spring-Fed Lake is renowned for outstanding Walleye Fishing.

From the Lakeside Deck, enjoy sweeping Panoramic Views and breathtaking Northwest Sunsets. A gently sloping Boardwalk leads to 102 ft of Pristine Sugar-Sand Shoreline, free of weeds and beautifully riprapped.

Inside, pride of ownership shines through with Panoramic Lake Views from nearly every room. The main level features a Primary Bedroom, Full Bath, Laundry, and a grand Living Room with Vaulted Ceiling, Knotty Pine Accents, and floor-to-ceiling Lakeside Windows.

Upstairs, a cozy Loft Bunkroom offers extra sleeping space, while the lower level provides a second Living Area, Kitchen, third Bedroom, and second Bath.

Currently enjoyed as a Seasonal Retreat, this Cabin is primed for Year-Round Living. Updates include Natural Gas, High-Speed Fiber Internet, Spray-Foam Roof Insulation, and Pour-In Wall Insulation. With a deeper Well, transitioning to a Permanent Lake Home is easy.

Additional highlights include a Lakeside Boat House for toys and gear, plus a large Roadside Storage Shed. Whether you're looking for a Seasonal Cabin or a future Year-Round Home, this Property is ready to be enjoyed today and for generations to come!

Additional Details:

Year Built	2013
Lot Acres	0.44
Lot Dimensions	115 x 139 x 102 x 154
School District	549
Taxes	\$2,812
Taxes with Assessments	\$3,336



Listed By:
Jack Chivers Realty

Additional Features:

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc. Broker Reciprocity (R)SM program, allowing Compliant. Yes. Tank with Drainage Field. Water: Private. Sand Point, Well: Private. Septic: On-Site. Heat: Fireplace(s). Other: Septic System subject to prior sale, change or withdrawal.

Driving Directions:

From Perham, head West on Hwy 34 for 5.8 Miles, then turn right onto Mallard Loop. The property will be the fourth house on the right side.



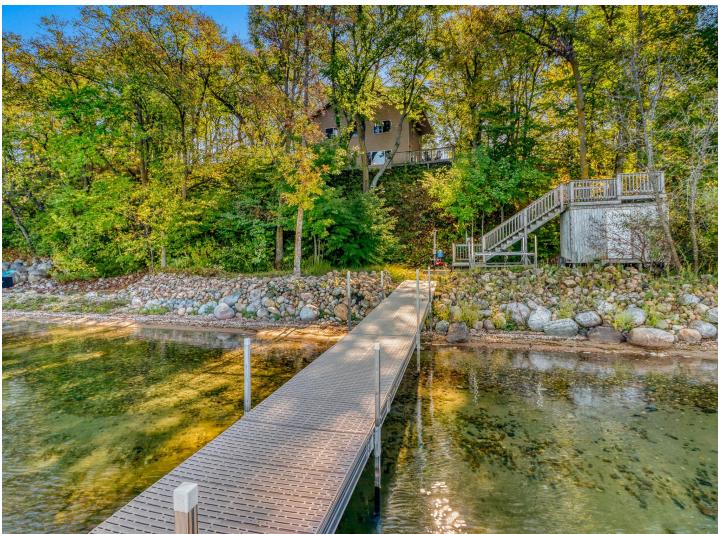
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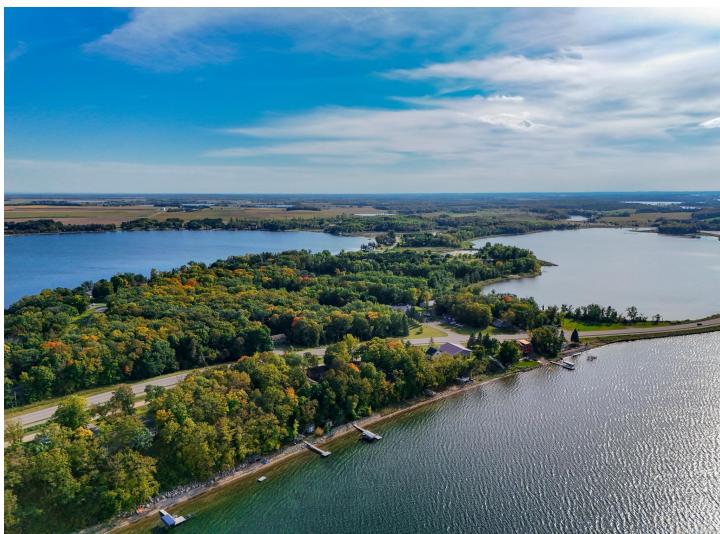
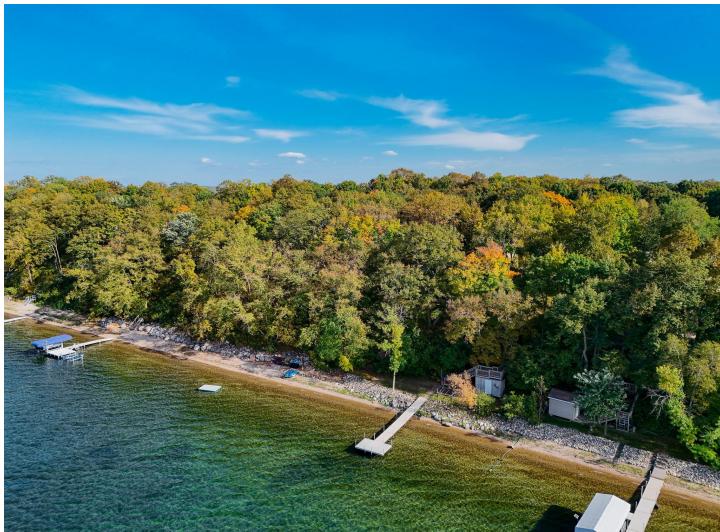
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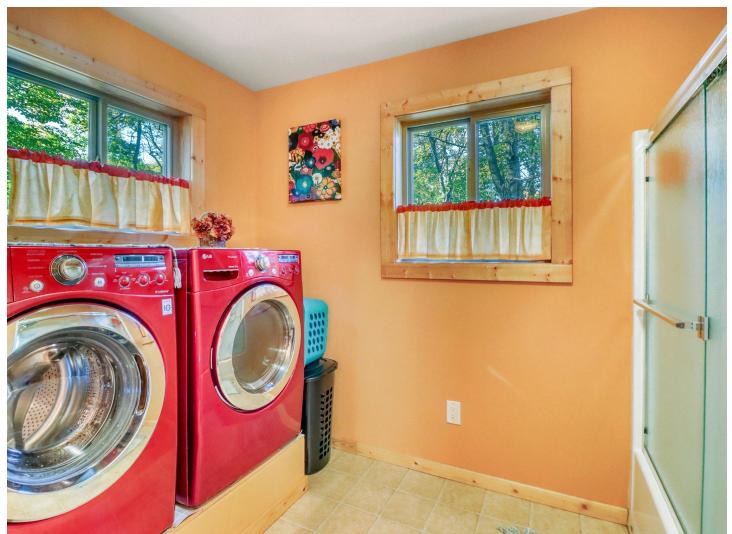
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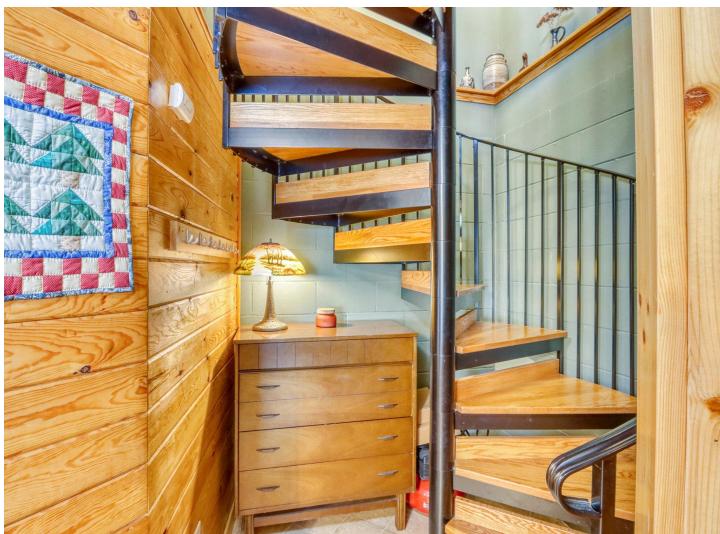
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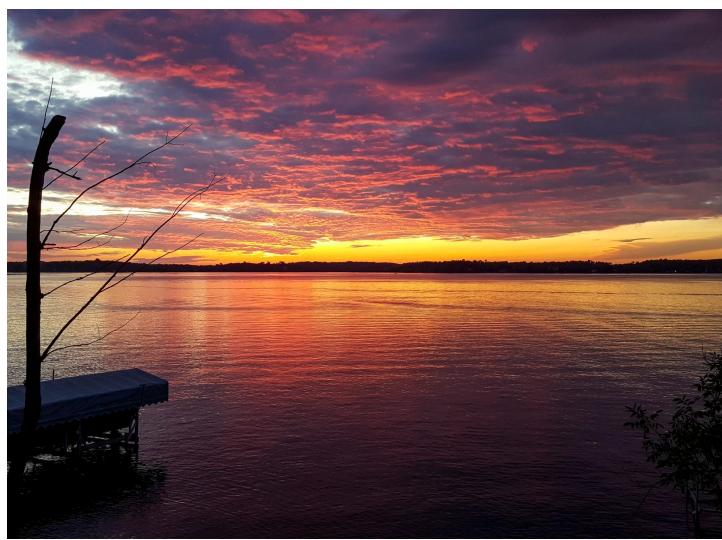
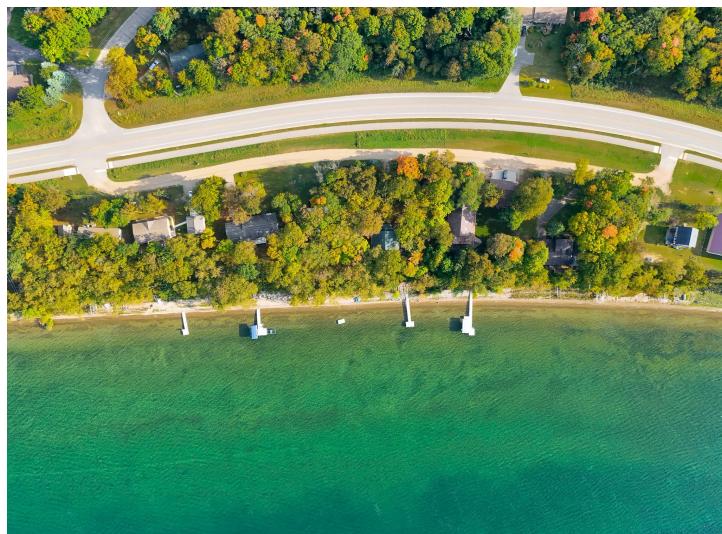
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