



MLS 6806041 Residential

**\$1,200,000**

1,200 sq ft  
2 bedrooms  
1 baths

25522 Roy Lane  
Nisswa MN 56468

Status: Active

#### Description:

DOUBLE LOT, APPROX 157ft SHORELINE FRONTAGE, GRADUAL ELEVATION, 2 GARAGES, NEW SEPTIC, QUIET DEAD END ROAD - This charming Roy Lake property offers a wonderful opportunity to enjoy life on the Gull Lake Chain. The main 2BR/1BA cabin has a fresh, updated look with new flooring, new appliances, a new roof, and new siding. The cabin includes an unfinished basement just waiting for your finishing touches. The porch has also been rescreened and is the perfect spot to relax and take in the lake views. The property has also been beautifully landscaped with an in-ground sprinkler system and a new fire pit patio — perfect for evenings by the water. A new septic system was installed in 2023, giving you peace of mind for years to come. The additional 1BR/1BA guest cabin provides extra space for family and friends, and two detached garages offer plenty of storage for vehicles, boats, and lake toys. With approximately 157 feet of shoreline, very gradual elevation, and nearly an acre of land, this property combines comfort, privacy, and potential. Whether you're looking for a ready-to-enjoy lake getaway or the perfect site to build your dream home, this one has it all. Located near the end of a quiet dead-end road, you'll enjoy a private setting just minutes from everything Nisswa has to offer. Cabin being sold fully furnished minus a few personal things. Dock is included in the sale.

#### Additional Details:

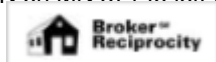
Year Built	1970
Lot Acres	0.87
Lot Dimensions	157x225x150x233
Garage Stalls	4
School District	896
Taxes	\$7,720
Taxes with Assessments	\$7,720
Tax Year	2025

#### Additional Features:

**Basement:** Block, Sump Pump, Unfinished **Fuel:** Array **Garage:** 4 **Heat:** Baseboard, Boiler, Fireplace(s), Hot Water **Sewer:** Septic System Compliant - Yes **Water:** Well **Air Conditioning:** Wall Unit(s)

#### Driving Directions:

N on MN 371 to left Upper Roy Lake Rd, left onto Roy Lane, property on the left



Listed By:  
Bridge Realty, LLC

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**218-237-3333**

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





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