



MLS 6806593 Lake Home

\$599,900

1,248 sq ft
3 bedrooms
1 baths

39275 Clearmont Road
Battle Lake MN 56515

Waterfront: Otter Tail

Status: Active

Description:

Experience lake life at its finest with this 3 bedroom year round cabin featuring 75 feet of level frontage on beautiful Otter Tail Lake. Nestled at the end of a freshly paved road, this property perfectly blends luxury and relaxation with an inviting eat-in kitchen with stainless steel appliances and a gas stove, an updated bathroom, and a bright seasonal lakeside porch ideal for taking in the views. Step outside to enjoy two composite decks, a beautifully riprapped shoreline and low-maintenance vinyl exterior. The oversized 2 stall garage offers ample space for your lake toys, while the unfinished lower level with laundry provides additional storage. Thoughtful upgrades include mini-splits for heating and cooling and an in-ground irrigation system to keep your lawn pristine. Otter Tail Lake spans over 14,000 acres with depths up to 120 feet perfect for boating, swimming, and world-class fishing. This is your lake life realized.

Additional Details:

Year Built	1954
Lot Acres	0.48
Lot Dimensions	Irregular
Garage Stalls	2
School District	542
Taxes	\$3,842
Taxes with Assessments	\$4,228
Tax Year	2025

Additional Features:

Basement: Block, Partial, Unfinished **Fuel:** Propane **Garage:** 2 **Heat:** Ductless Mini-Split, Forced Air **Sewer:** Tank with Drainage Field
Water: Well **Air Conditioning:** Ductless Mini-Split

Driving Directions:

From Battle Lake, head N onto Lake Ave S and continue to follow MN-78. Turn N onto Log Cabin N and then W onto Clearmont Rd.



Listed By:
Keller Williams Realty Professionals

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Call Affinity Real Estate

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