



MLS 7022085 Residential

\$300,000

1,904 sq ft
3 bedrooms
2 baths

10069 1st Avenue
Federal Dam MN 56641

Status: Pending

Description:

Enjoy lake life with this beautifully maintained 3-bedroom, 2 bath home featuring an 1/8th interest in a shared .78 lake access lot. A perfect place to put in your own dock and enjoy 100" of sandy lakeshore on Leech Lake without the high taxes. The lake access lot and the Battle Point public access are less than a block away! Offered fully furnished, this property is move-in ready and perfect as a year-round residence, vacation getaway, or investment opportunity. Step inside to an inviting open-concept living space designed for comfort and entertaining. The home features a large kitchen with stainless steel appliances, a living room, family room, two dining areas, and large master suite. The home boasts a maintenance-free exterior with metal roof, cement driveway and patio, plus a wired-in Generac generator for added peace of mind. Need space for all your toys? You'll love the two oversized garages - a 24x40 and a 24x32 –with concrete floors, electricity, and a floor drain in the larger shed. Both are ideal for boats, ATVs, snowmobiles, and extra storage. Leech Lake is a world-renowned walleye fishery spanning over 110,000 acres, offering incredible fishing, boating, waterfront restaurants, and year-round recreation. Enjoy fantastic ice fishing in the winter and access to nearby snowmobile trails for endless cold-weather adventure. Whether you're looking to create the ultimate fishing retreat or capitalize on VRBO potential, this property offers endless possibilities at a reasonable price. Don't miss your chance to own a slice of Leech Lake living!

Additional Details:

Year Built	2002
Lot Acres	0.69
Lot Dimensions	100 x 300
Garage Stalls	3
School District	734
Taxes	\$862
Taxes with Assessments	\$862
Tax Year	2025

Additional Features:

Fuel: Array **Heat:** Forced Air, Fireplace(s)

Driving Directions:

From Highway 200, turn left on 84 North 4.6 miles to Hwy 200, continue on 200 for 1.8 miles, left on Hwy Rd 73 for 6.3 miles, left on Eastman Street approx. 1 mile, left on 101st Street, right on 1st Ave NW to the property on the right.



Listed By: Bill Hansen Realty/Longville



Call Affinity Real Estate

218-237-3333

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



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