



MLS 7035960 Lake Home

\$367,000

2,020 sq ft
3 bedrooms
2 baths

17207 Riverwood Drive
Little Falls MN 56345

Waterfront: Mississippi River

Status: Pending

Description:

Imagine living in a home that feels like a vacation every day, complete with beautiful water views and boats passing by and abounding wildlife. This well-maintained property sits on approximately 3/4 of an acre and features a west-facing backyard perfect for enjoying magical sunsets. You can walk down to your private dock to fish or swim (5 ft deep at the end of the dock) at your convenience. The home features, the kitchen with granite countertops, pantry, newer appliances including a double oven. The main floor offers original hardwood and luxury vinyl plank flooring, three bedrooms, A full bathroom with granite vanity top, and a convenient layout for entertaining. Additional features include two fireplaces 1-gas 1-wood burning, a large lower-level bonus room, and ample storage space. Newer windows and shingles. The attached double-car garage is heated, connected to the house by a breezeway that provides extra space and easy access to the river/backyard and garden shed. Utilities include city water and sewer, high-speed internet, and natural gas. Outside, the established lawn includes an in-ground sprinkler system that draws water from the Mississippi River, and mature maple trees provide shade and spectacular fall colors.

Seller has not lived in the home, purchased to relocate and plans changed. City water-home, sand point well for exterior spigots on home, river pump for inground sprinklers.

Seller intends to remove one peony plant prior to closing.

Additional Details:

Year Built	1956
Lot Acres	0.77
Lot Dimensions	100x200
Garage Stalls	2
School District	482
Taxes	\$3,254
Taxes with Assessments	\$3,254
Tax Year	2025

Additional Features:

Basement: Block, Full, Partially Finished, Storage Space **Fuel:** Natural Gas **Garage:** 2 **Heat:** Forced Air **Sewer:** City Sewer/Connected
Water: City Water/Connected, Other, Sand Point **Air Conditioning:** Central Air



Listed By:
RE/MAX Central MN

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