



MLS 7038489 Residential

**\$860,000**

5,261 sq ft  
5 bedrooms  
4 baths

15476 Trillium Trail  
Lake Park MN 56554

Status: Active

**Description:**

Location, Location, Location! This stunning property is situated on the west side directly across from Big Cormorant Lake public access, offering you the chance to take just a two-minute stroll to hop in your boat for a day of fun on the water. Minnesota lake living without the big lake taxes. This home sits on 1.2 acres and has so much to offer, from its front and back covered porches that epitomize outdoor living, to breathtaking views of the lake and spaces perfect for soaking up the summer sun—ideal for ultimate relaxation and enjoying the beautiful sunrises and sunsets.

The thoughtfully designed layout features main-floor living, complete with the primary bedroom and laundry on the same level. You'll appreciate the soaring ceilings, open floor plan, an impressive fireplace with built-ins, hardwood floors, and a home theater among the many amenities. The spacious bedrooms and a versatile bonus room on the second floor provide ample space for everyone. The upper loft overlooks the family room, enhancing the home's open feel.

Built with storage in mind, this home boasts generous closets throughout. The insulated and heated attached garage is a practical asset, while the expansive heated shop and additional bar/office space ensure plenty of room for all your lake toys and additional entertaining. Plus, there's additional parking and a concrete driveway for your convenience. Just 45 minutes from Fargo and 20 minutes to Detroit Lakes and minutes from Cormorant Village. Don't miss out on this incredible opportunity!

**Additional Details:**

Year Built	2012
Lot Acres	1.29
Lot Dimensions	Irregular
Garage Stalls	5
School District	1299
Taxes	\$4,888
Taxes with Assessments	\$4,948
Tax Year	2025

**Additional Features:**

**Fuel:** Array **Heat:** Forced Air

**Driving Directions:**

From Fargo, go south on Co Hwy 10 toward Downer. Turn left onto State Ave. Continue to Co Hwy 4. Turn left onto Co Hwy 5. Turn left onto Trillium Trail.



Listed By:  
Beyond Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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**TOTAL: 4580 sq. ft.**  
 Basement: 1271 sq. ft., 1st floor: 1584 sq. ft., 2nd floor: 1725 sq. ft.  
 EXCLUDED AREAS: UTILITY: 264 sq. ft., OPEN TO BELOW: 312 sq. ft., WALLS: 318 sq. ft.



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