



MLS 7061475 Residential

\$350,000

800 sq ft
2 bedrooms
1 baths

45030 Nitche Lake Road
Perham MN 56573

Status: Active

Description:

Big Pine Lake! This charming year-round property features 187 feet of pristine lake frontage and a highly sought-after westerly view—perfect for taking in breathtaking sunsets right from your own yard. The home offers 2 bedrooms and 1 bathroom, with a spray-foamed crawl space that ensures comfort and efficiency throughout all seasons. Enjoy stunning lake views from the living spaces, making it an ideal getaway or full-time residence. Additional highlights include a partially heated 2-stall detached garage, providing ample space for vehicles, storage, or a workshop. A brand-new 3-bedroom septic system is already in place, giving you the flexibility to expand the home in the future. Outdoor enthusiasts will appreciate the included 75-foot Neuman dock—perfect for boating, fishing, and making the most of lake life. This is a fantastic opportunity to own a great property on Big Pine Lake at an attractive price. Don't miss your chance to enjoy lakeside living at its finest!

Additional Details:

| | |
|------------------------|----------|
| Year Built | 1950 |
| Lot Acres | 0.8 |
| Lot Dimensions | 187x 140 |
| Garage Stalls | 2 |
| School District | 549 |
| Taxes | \$2,072 |
| Taxes with Assessments | \$2,072 |
| Tax Year | 2025 |

Additional Features:

Basement: Crawl Space **Fuel:** Array **Garage:** 2 **Heat:** Radiant **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** 4-Inch Submersible, Drilled **Air Conditioning:** None

Driving Directions:

45030 Nitche Lake Rd



Listed By:
New Horizons Realty Of Perham

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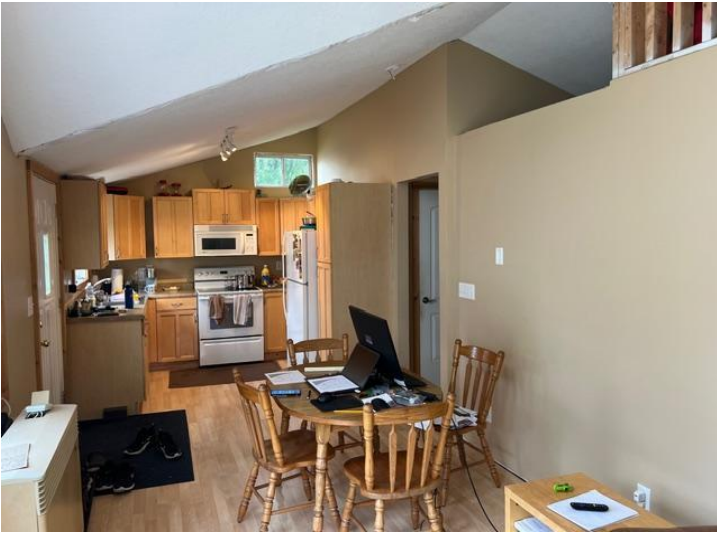
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