



MLS 7069187 Lake Home

**\$469,900**

1,080 sq ft  
2 bedrooms  
1 baths

42414 Sunset Hill Road  
Battle Lake MN 56515

Waterfront: West Battle

Status: Active

**Description:**

If you are looking for an affordable West Battle Lake cabin, here it is! West Battle Lake is one of the premier Otter Tail County lakes that offers great fishing, water recreation and incredible water clarity. At over 5500 acres there is plenty of lake shore for leisurely pontoon rides, paddle boarding, water skiing or whatever lake related recreation you want. This year-round cabin sits on the north shore of the lake near the east end providing incredible sunsets from the lake side deck. The cabin has 2 bedrooms, one with a built in office area and a huge walk in closet. The kitchen and dining room overlook the lake creating a perfect backdrop for dining and entertaining. There is a washer and dryer in the cabin, a water softener, new range and a cozy LP stove in the living room for supplemental heat on cool nights. The double garage offers plenty of storage and includes an insulated work shop area in the back. The property also has two smaller storage sheds, one is lake side and has electricity and the other provides storage for lawn care equipment, bikes or whatever you need stored. As a bonus, a very nice aluminum dock is included with the cabin. Here is your chance to get on one of the best lakes in the area, hurry this opportunity won't last long.

**Additional Details:**

Year Built	1955
Lot Acres	0.299
Lot Dimensions	50x200
Garage Stalls	2
School District	542
Taxes	\$2,158
Taxes with Assessments	\$2,158
Tax Year	2026

**Additional Features:**

**Fuel:** Electric, Propane **Heat:** Baseboard, Fireplace(s)

**Driving Directions:**

From Clitherall, go North on County Hwy 5 past West Battle Lake to 240th Street. Turn left on to 240th Street and follow to Sunset Hill Road. Turn left on to Sunset Hill Road to 42414 on the right.



Listed By:  
Weichert, Realtors - Paulson Land Co

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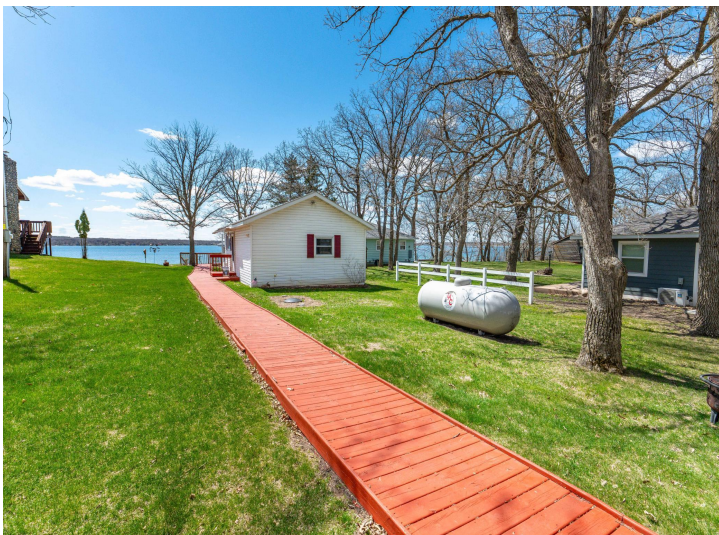
**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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



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