



MLS 7071211 Lake Home

\$349,900

2,352 sq ft
3 bedrooms
3 baths

22733 Treetop Road
Henning MN 56551

Waterfront: West Battle

Status: Active

Description:

Colorful sunsets and panoramic lake views set the stage for this exceptional half-acre property on the coveted southwest corner of West Battle Lake. This well-maintained 2,240-square-foot modular home offers 3 bedrooms and 2 bathrooms on the main level, with room to grow. Two lower-level bonus rooms already feature egress potential, and with a third bathroom already in place, the home can easily be expanded to accommodate up to 5 bedrooms.

Designed for both year-round living and seasonal enjoyment, the walkout lower level provides easy access to the outdoors and includes a convenient tuck-under 2-car garage. Outside, you'll enjoy an impressive 208 feet of accessible shoreline on one of Minnesota's most pristine lakes—offering all the benefits of lake living at a fraction of the cost typically associated with West Battle Lake frontage.

A detached 24' x 24' garage provides valuable storage space for your boat, pontoon, and lake toys, while the double lot offers plenty of room for outdoor entertaining, gardening, lawn games, or relaxing around the outdoor fireplace under the stars. And, a propane-powered standby generator ensures reliable, uninterrupted power, providing year-round comfort and peace of mind during unexpected outages.

Ideally located less than 15 minutes from both Battle Lake and Ottertail, you'll enjoy easy access to golf courses, restaurants, shopping, and all the amenities that make the lakes area such a sought-after destination. Whether you're searching for a weekend retreat, vacation property, or full-time lake home, this property offers outstanding value and endless possibilities.

Additional Details:

Year Built	1999
Lot Acres	0.46
Lot Dimensions	208x100
Garage Stalls	2
School District	542
Taxes	\$1,829
Taxes with Assessments	\$1,829

Listed By: 2026
Trilogy Real Estate

Additional Features:
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.

Driving Directions:

From Ottertail take County Highway 5 2.2 miles North to 227th St, turn right - the property is immediately on your left. From Ottertail take MN-78 south 3.2 miles, turn left on to County Highway 5 and proceed 8 miles to 227th St, turn left - the property is immediately on your left.



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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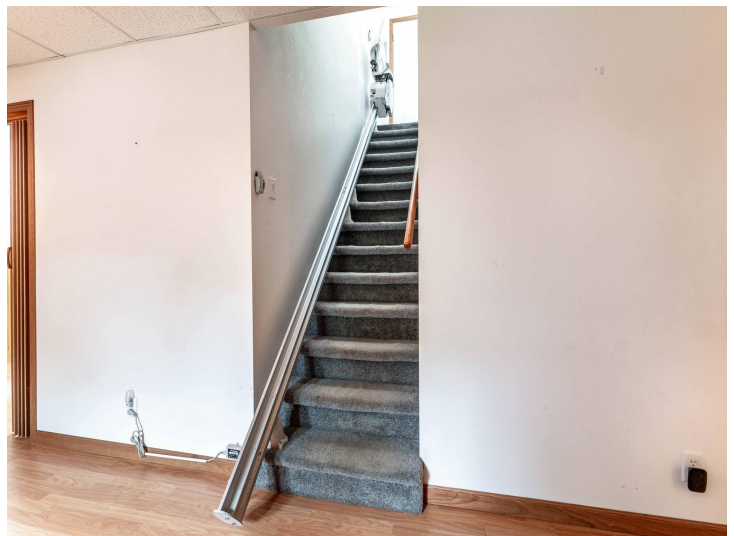
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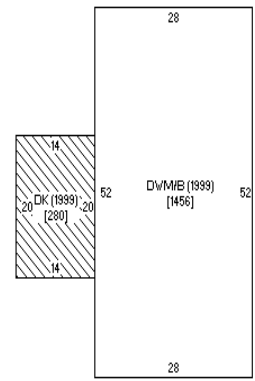
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