



MLS 7079980 Lake Home

**\$999,000**

970 sq ft  
2 bedrooms  
2 baths

22636 Coney Island Trail  
Clitherall MN 56524

Waterfront: West Battle

Status: Active

**Description:**

An opportunity that almost seems impossible - 200' of perfect, level frontage on Coney Island Trl on West Battle Lake! Loved by the same family for nearly 70 years, this expansive piece of paradise is ready for its next chapter. Surrounded by water on 2 sides, this level of privacy - with room to expand - is a rare find. Complete with a seasonal cabin and 2 stall garage, you don't have to wait to start your summer adventures!

West Battle Lake has positioned itself as one of Otter Tail County's premier destinations. At over 5,600 acres, WBL provides ample space for your boating excursions, sailing, swimming, and excellent sport fishing. Chase down panfish, walleyes, pike, and the ever-coveted Muskie! Located minutes from the towns of Battle Lake, Clitherall, Henning, and Vining, you'll discover great local restaurants and shopping, golf courses, convenient amenities, and fantastic public spaces. Otter Tail Lakes country has a jam packed summer schedule of local festivals and events to enjoy!

Take a look at this extraordinary opportunity to picture your wildest dreams. Live your best life on West Battle Lake! Professional photos coming soon.

**Additional Details:**

Year Built	1959
Lot Acres	0.75
Lot Dimensions	200x160
Garage Stalls	2
School District	542
Taxes	\$5,603
Taxes with Assessments	\$5,603
Tax Year	2026

**Additional Features:**

**Basement:** None **Fuel:** Propane **Garage:** 2 **Heat:** Ductless Mini-Split **Sewer:** Mound Septic, Private Sewer **Water:** Drilled, Well **Air Conditioning:** Ductless Mini-Split

**Driving Directions:**

From Hwy 5 - turn onto Coney Island Rd, follow to signs for Coney Island Trl, then turn right. Home on the left.



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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