



MLS 7090685 Lake Home

\$105,000

520 sq ft
2 bedrooms
1 baths

42502 240TH Street
Henning MN 56551

Waterfront: West Battle

Status: Active

Description:

Charming Manufactured Home with Dock Slip on West Battle Lake.

Enjoy affordable lake living on beautiful West Battle Lake! This 2-bedroom, 1-bath home is located in the Sunset Beach Community, a Common Interest Community near Henning, MN. It includes an owned lot and a dock slip with the parcel, perfect for boating, fishing, and relaxing at the lake.

The property offers a functional layout, low-maintenance living, and outdoor space for seating, a fire pit, or weekend gatherings. With no lot rent and only a small monthly HOA fee, this is a great opportunity for a seasonal getaway, investment property, or simple lake-area retreat with a theater-style seating beach. There are bath houses, a coin laundry, and a community room included as common elements.

Come enjoy the up-north lifestyle with easy access to one of Otter Tail County's most loved lakes!

Additional Details:

Year Built	1958
Lot Acres	0.04
Lot Dimensions	.04 Acre
School District	542
Taxes	\$590
Taxes with Assessments	\$590
Tax Year	2025

Additional Features:

Fuel: Propane **Heat:** Forced Air

Driving Directions:

Take I-94 east to exit and take exit 57. Take Hwy 210 to Clitherall. Turn left on S Oak St and then right on E Main Ave. Continue on 135th Ave and turn left on 240th St. Go to Lot 31.



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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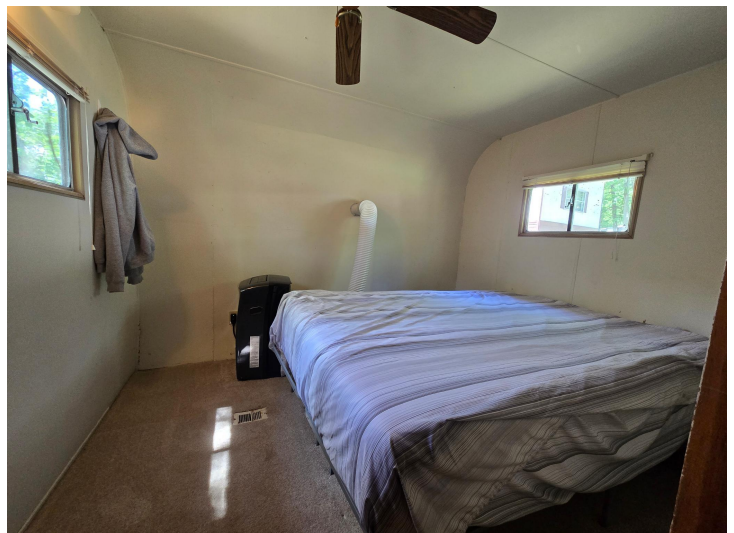
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