

MLS 7112164 Lake Home

# $650,000

2,216 sq ft
3 bedrooms
3 baths

44308 220th Avenue
Pelican Rapids MN 56572

Waterfront: Unnamed Lake

Status: Active

**Description:**

Don't let this amazing property slip by you! Solid, custom, slab on grade, 3 bedroom + a bonus room for an office-gym-you name it/3 bath/3 stall nicely finished garage, surrounded by approximately 13 acres of nature. Horse ready with tack room, fenced pasture, ponds, trees, wildlife and so much more. Less than half a mile from Lake Lizzie public access and just a short drive to Prairie Lake, Lake Lida and several more. Perfectly located just 45 minutes from Fargo/Moorhead, 20 minutes from Detroit Lakes, 5 minutes from Pelican Rapids. Don't wait, schedule a showing today!Current parcel to be split to approximately 13 and 23 acres (negotiable and tbd with survey).

**Additional Details:**

| | |
|---|---|
| Year Built | 2017 |
| Lot Acres | 13 |
| Lot Dimensions | 450x1320 |
| Garage Stalls | 3 |
| Taxes | $2,705 |
| Taxes with Assessments | $85 |
| Tax Year | 2025 |

**Additional Features:**

**Basement:** None **Fuel:** Propane **Garage:** 3 **Heat:** Ductless Mini-Split, In-Floor Heating **Sewer:** Mound Septic **Water:** Well **Air Conditioning:** Ductless Mini-Split

**Driving Directions:**

Hwy 59 to CR-4 to 220th Ave

Broker Reciprocity

Listed By:
Trilogy Real Estate

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.

**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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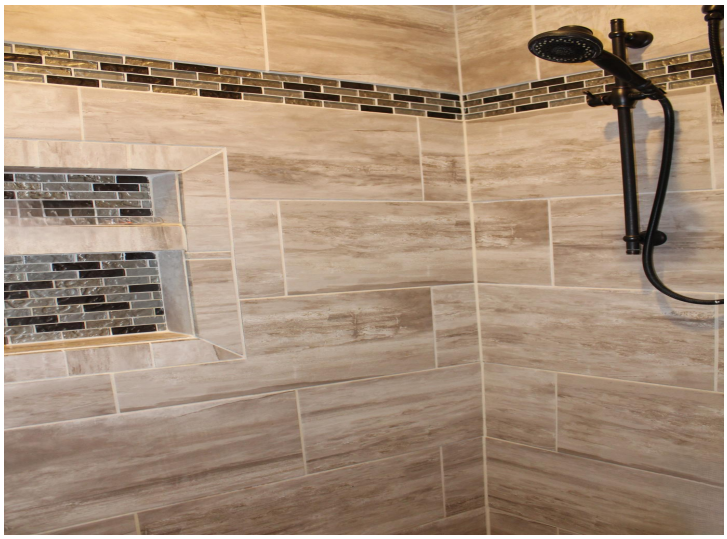












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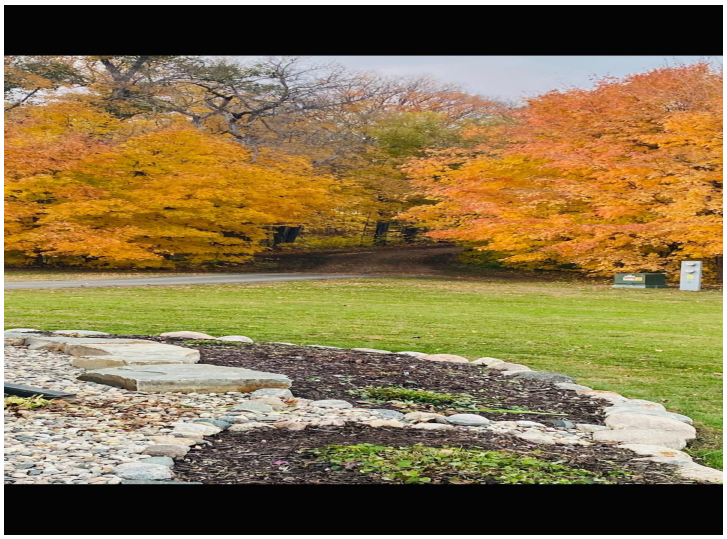
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