



MLS 7116417 Lake Home

\$399,900

2,018 sq ft
3 bedrooms
3 baths

39041 State Highway 210
Clitherall MN 56524

Waterfront: West Battle

Status: Active

Description:

West Battle Lake is the star of this property—one of Otter Tail County's premier and most sought-after recreational lakes, offering approximately 5,615 acres for boating, fishing, swimming, and year-round enjoyment. The .90-acre setting features an impressive 181 feet of sand-bottom shoreline, gradual elevation to the water, panoramic north-facing lake views, and no road separating the home from the lake. The year-round 3-bedroom, 3-bath home offers 2,018 finished square feet, with all three bedrooms and laundry conveniently located on the main level. Additional features include a spacious living room with a wood-burning fireplace, lower-level family room, screened porch, and four garage stalls for vehicles, boats, and lake equipment. Located approximately two miles east of Battle Lake, this property presents an outstanding opportunity to own substantial frontage on a highly regarded area lake while remaining close to town amenities.

Additional Details:

Year Built	1958
Lot Acres	0.9
Lot Dimensions	203 x 169 x 181L x 223
Garage Stalls	4
Taxes	\$5,096
Taxes with Assessments	\$5,096
Tax Year	2026

Additional Features:

Basement: Block, Full **Fuel:** Oil, Wood **Garage:** 4 **Heat:** Forced Air, Wood Stove **Sewer:** Septic System Compliant - Yes **Water:** Well **Air Conditioning:** None

Driving Directions:

Approximately 2 miles east of Battle Lake on State Hwy. 210



Listed By:
Gallery of Homes

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



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$399,900
 MLS 7116417 Lake Home
 39041 State Highway 210
 Clitherall MN 56524



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$399,900
MLS 7116417 Lake Home
39041 State Highway 210
Clitherall MN 56524



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

Affinity
REAL ESTATE INC

\$399,900
MLS 7116417 Lake Home
39041 State Highway 210
Clitherall MN 56524



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

Affinity
REAL ESTATE INC

\$399,900
MLS 7116417 Lake Home
39041 State Highway 210
Clitherall MN 56524



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$399,900
 MLS 7116417 Lake Home
 39041 State Highway 210
 Clitherall MN 56524



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$399,900
 MLS 7116417 Lake Home
 39041 State Highway 210
 Clitherall MN 56524



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$399,900

MLS 7116417 Lake Home
39041 State Highway 210
Clitherall MN 56524



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$399,900
 MLS 7116417 Lake Home
 39041 State Highway 210
 Clitherall MN 56524



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

Affinity
REAL ESTATE INC

\$399,900

MLS 7116417 Lake Home
39041 State Highway 210
Clitherall MN 56524



For illustration purposes only. Not to scale.

Main Floor

website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$399,900

MLS 7116417 Lake Home
39041 State Highway 210
Clitherall MN 56524