



MLS 7131545 Lake Home

\$299,800

1,659 sq ft
3 bedrooms
2 baths

34295 County Highway 3
Erhard MN 56534

Waterfront: Anderson

Status: Active

Description:

Enjoy peaceful and quiet central Minnesota lake life with all the extras! Nestled in the hills of Erhard, this lovely, well-maintained year around single-story home is situated on 5.4 private acres, complete with a level sandy lakeshore, and beautiful sunsets overlooking Anderson Lake. The home displays quality updates throughout, including the spacious primary owner's suite, granite countertops, updated windows and doors and a gas fireplace to warm you up on chilly evenings. From the first look, you'll see that Seller has invested in quality upgrades throughout this 2005 custom designed home. There's plenty of space to add a garage or shop, a garden and so much more. Dock and boat lift are negotiable. Call today to schedule your private tour!

Additional Details:

Year Built	2005
Lot Acres	5.47
Lot Dimensions	acres
Taxes	\$1,576
Taxes with Assessments	\$1,576
Tax Year	2026

Additional Features:

Basement: Crawl Space **Fuel:** Propane **Heat:** Forced Air **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Drilled, Private, Well **Air Conditioning:** Central Air

Driving Directions:

From Fergus Falls, take Co. Rd. 1 north, to Co. Rd. 10, and an immediate right on Co. Rd. 3 to property on left.



Listed By:
Trilogy Real Estate

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Call Affinity Real Estate

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