



MLS 7152699 Lake Home

\$389,900

2,200 sq ft
2 bedrooms
2 baths

44865 267th Avenue
Pelican Rapids MN 56572

Waterfront: Crystal Lake (Lida
Twp.)

Status: Active

Description:

Enjoy the Crystal Lake lifestyle without the lakefront price tag! This stick-built 2010 ranch-style home offers 2+ bedrooms, 2 baths, two kitchens, two living spaces, vaulted ceilings, custom maple cabinetry, stainless appliances, a propane fireplace, and numerous upgrades throughout. The fully finished 3-car garage is a major highlight, featuring dual-zone in-floor radiant heat, cooling from a ductless mini-split system, a 3/4 bath, appliances, storage, and a screened stall perfect for summer evenings. Seller is willing to add a 3rd bedroom with an acceptable offer! The flexible layout offers several possibilities - enjoy it as a comfortable patio-style home, a year-round cabin, or potentially configure it for duplex-style living with its two kitchens and two living areas. Recent improvements include a new boiler, water heater, water softener, reverse-osmosis system, pressure tank, LED lighting, high-speed internet, seamless steel siding and roofing, plus a fully set-up in-ground sprinkler system with dedicated flower-bed watering. Mature maples and apple trees complete the outdoor setting. Optional Crystal Hills Association access is available for approximately \$100, including use of the lake landing and picnic areas. There is also an opportunity, subject to availability, to rent a dock/boat slip for approximately \$400 per year. Call today to lock in your dock spot for 2027 and start enjoying the Crystal Lake lifestyle! A unique opportunity for flexible year-round living near Crystal Lake with exceptional garage and entertaining space, optional lake access, and multiple ways to make the property fit your lifestyle.

Additional Details:

Year Built	2010
Lot Acres	0.339
Lot Dimensions	50x44
Garage Stalls	3
Taxes	\$1,398
Taxes with Assessments	\$1,398
Tax Year	2025

Additional Features:

Fuel: Electric, Propane **Heat:** Boiler, Dual Fuel/Off Peak, Fireplace(s), In-Floor Heating

Driving Directions:

From Pelican Rapids, head north on Hwy 59 for 1.9 miles. Turn east onto Hwy 44. Drive one block north onto Crystal Hills. Turn right onto 449th Street. Drive one block north to reach 44865.



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Call Affinity Real Estate

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