MLS 7161985 Residential

$299,900

1,086 sq ft
2 bedrooms
1 baths

1406 Balsam Lane
Nisswa MN 56468

Status: Active

Description:

Tucked among the trees on 1.1 acres in Lakeshore, this charming cottage offers an inviting way to enjoy life near Gull Lake. Located just off Interlachen Road, the home feels peaceful and private while keeping boating, dining, and year-round recreation close at hand. Gull Lake public access is just down the road, with local favorites including Cowboys and Zorbaz nearby.Inside, original woodwork, vintage details, and a cozy living room fireplace give the home a warmth and character that newer homes simply can't recreate. Original oak flooring remains beneath the current flooring in the living room and bedroom, offering even more potential to bring its timeless cottage style to life. The home features one bedroom and one bath, along with a lower-level room currently used as an additional bedroom. Work is currently being done to finish out the basement into useful living space. Recent improvements include a roof and HVAC system within the past five years, a new on-demand water heater, and a fireplace converted to electric. Outside, the level, open yard is surrounded by mature trees and includes a fenced garden, greenhouse, patio, and detached one-car garage.Comfortable as a year-round home yet perfectly suited for an affordable cabin retreat, this is a rare opportunity to stay close to the action of the Gull Lake Chain while still having room, privacy, and a quiet place to unwind. It may also offer short-term rental potential, subject to applicable regulations and buyer verification.Take a closer look at all the charm this Lakeshore cottage has to offer!

Additional Details:

Year Built	1970
Lot Acres	1.1
Lot Dimensions	150x200x200x100x212
Garage Stalls	1
Taxes	$816
Taxes with Assessments	$902
Tax Year	2026

Additional Features:

Basement: Block, Egress Window(s), Finished **Fuel:** Natural Gas **Garage:** 1 **Heat:** Forced Air, Fireplace(s) **Sewer:** Tank with Drainage Field **Water:** Drilled **Air Conditioning:** Window Unit(s)

Driving Directions:

3 [illegible] Hwy 77. Right on Balsam to property on the right.

Listed By: LPT Realty, LLC.

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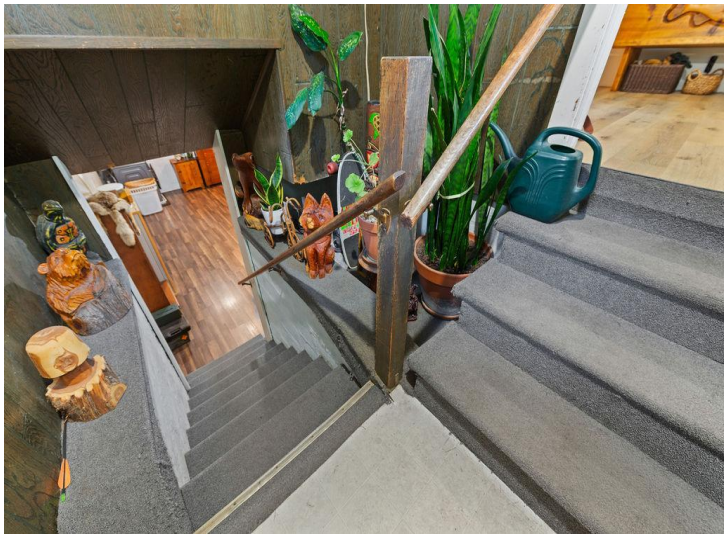

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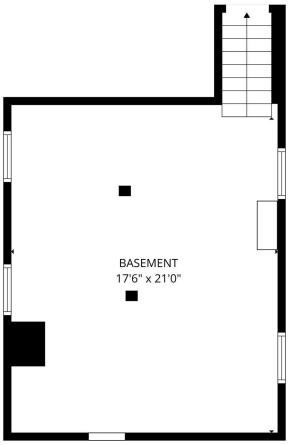
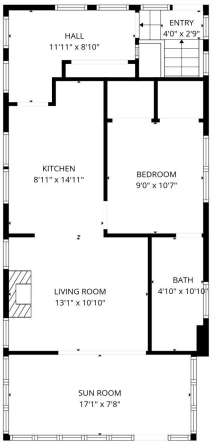


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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