



MLS 6509543 Lake Home

**\$749,900**

3,008 sq ft  
3 bedrooms  
3 baths

39706 Ander Road  
Waubun MN 56589

Waterfront: Elbow Lake (03015900)

Status: Canceled

#### Description:

Looking for privacy and the relaxing calm of lake living? This truly one-of-a-kind property offers all that and much more! You will be immersed in nature the moment you reach the gates to this 58-acre nature sanctuary with 1100' frontage on beautiful Elbow Lake. Nature lovers will relish in the lush surroundings of mature trees and abundant wildlife. 3 br./3 bath year-round home gives you that "up north" vibe the moment you walk in the door. Eye-catching interior features include unique wood floors throughout the upper level, and the living room still hallmarks the 70-year-old oak flooring. The lower level features a walk-out. The inviting family room with a fieldstone fireplace has just been redone to provide additional comfortable living space. A new state-of-the-art septic system was installed in 2023. The owners have taken great pride in restoring the barn. Elbow Lake is a great fishing and recreation lake. Make this your private estate or explore subdivision opportunities.

#### Additional Details:

|                        |           |
|------------------------|-----------|
| Year Built             | 1950      |
| Lot Acres              | 58.17     |
| Lot Dimensions         | irregular |
| Garage Stalls          | 1         |
| School District        | 435       |
| Taxes                  | \$3,916   |
| Taxes with Assessments | \$3,976   |
| Tax Year               | 2023      |

#### Additional Features:

**Fuel:** Electric, Propane **Heat:** Boiler, Dual, Radiant Floor

#### Driving Directions:

Head NE on Co Hwy 35 until St Hwy 113, then turn right. Continue for about 2 Miles, then turn right onto Ander Rd. When the driveway splits, veer right & your destination will be at the end of the driveway.



Listed By:  
Jack Chivers Realty

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