



MLS 6563290 Lake Home

\$499,000

4,095 sq ft
5 bedrooms
4 baths

35 Edgewater Drive
Little Falls MN 56345

Waterfront: Mississippi River

Status: Pending

Description:

Never before offered for sale, original owner custom build. Five bedroom (four on one floor) 4 bath river home. Lots of living & entertaining space including large living room with fireplace, family room with fireplace, river room with excellent views, along with formal dining entry foyer and laundry on the main. Primary suite has full bath and dressing area. The lower level is a full walkout with recreation room & fireplace, bedroom, 1/2 bath & large storage area. Three separate furnaces & central air conditioning makes for perfect comfort in all areas. There is room to expand this home to almost 6,000 square feet of living space! The attached garage is deep enough for up to four vehicles & toys. Recent improvements include brand new roof and updates to the main floor living areas. Over 200' of river frontage with excellent views, and underground watering system.

Additional Details:

Year Built	1969
Lot Acres	0.72
Lot Dimensions	194x154x236x149
Garage Stalls	2
School District	482
Taxes	\$5,572
Taxes with Assessments	\$5,572
Tax Year	2024

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air, Fireplace(s)

Driving Directions:

coming from Hwy 371 or 27 turn on to Haven Rd (1st st SE) take a turn going west by the hospital onto Hilton rd, take the right going to the golf course, then it will be the last right turn before the clubhouse onto Edgewater Dr. and property will be on the left with sign in the yard.



Listed By:
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