



MLS 6586362 Lake Home

\$555,000

1,876 sq ft
3 bedrooms
2 baths

25340 PELICAN RIVER Drive
Detroit Lakes MN 56501

Waterfront: Detroit

Status: Active

Description:

BRANCH CREEK-OFFERING DIRECT ACCESS TO DETROIT LAKE: Brand new 3 bdrm, 2 bath, one level 1876 sq ft home with finished/heated 3 stall attached garage in ideal location. In-floor heat, f/a furnace, fireplace, central air, walk-in pantry, covered porch and private primary wing with ensuite. Spacious lot in a neighborhood edging the Pelican River offering direct access to Detroit Lake, Dunton Locks Park (now home to one of world-famous Thomas Dambo's giant trolls) and the ever-popular paved walking/bike path that meanders along the river to connect Detroit Lake and Sallie. With quick access to downtown Detroit Lakes, enough room to build a matching out building and PAVED roads, nothing can compare to this development. BOAT SLIP AVAILABLE for purchase. Excellent opportunity.

Additional Details:

Year Built	2024
Lot Acres	1.02
Lot Dimensions	Corner
Garage Stalls	3
School District	22
Taxes	\$18
Taxes with Assessments	\$38
Tax Year	2024

Additional Features:

Basement: Slab **Fuel:** Propane **Garage:** 3 **Heat:** Forced Air, Radiant Floor **Sewer:** Septic System Compliant - Yes **Water:** Private, Well **Air Conditioning:** Central Air

Driving Directions:

Hwy 59 S to Branch Creek Road, just before Village of Riverview, East side of 59



Listed By:
RE/MAX LAKES REGION

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470