



MLS 6634288 Lake Home

\$309,900

1,836 sq ft
4 bedrooms
2 baths

12659 Terrace Lane
Little Falls MN 56345

Waterfront: Mississippi River

Status: Pending

Description:

Charming 4-Bedroom Rambler with Deeded Mississippi River Access!

Discover the perfect blend of comfort and convenience in this well-maintained 4-bedroom, 2-bathroom rambler, nestled on a nearly 1/2-acre lot in beautiful Little Falls. Surrounded by mature oak trees, this property offers a serene setting with deeded access to the Mississippi River, perfect for enjoying the natural beauty and recreational opportunities it provides. The easement in the backyard leads right to the river where you can have your own dock, for boating, swimming, fishing, kayaking...or just sitting with a cup of coffee and watching the river go by.

The main level boasts bright spacious living areas, a gas fireplace to take away the chill, newer windows that fill the home with natural light, and the comfort of a newer furnace and central air. The lower level features a kitchenette, offering versatility for extended family living or entertaining or even rental possibilities.

The home's exterior is equally impressive, with a newer septic system and plenty of space for outdoor activities. A shed offers you extra storage for your toys or your tools. Whether you're hosting a backyard barbecue or simply relaxing under the shade of the towering oaks, this property is designed for both comfort and connection to nature. Don't miss your chance to own this delightful home with river access and endless potential.

Additional Details:

Year Built	1977
Lot Acres	0.43
Lot Dimensions	95x185
Garage Stalls	2
School District	482
Taxes	\$2,280
Taxes with Assessments	\$2,280
Tax Year	2024

Additional Features:

Full, Walkout, Wood Fuel: Natural Gas Garage: 2 Heat: Forced Air Sewer: Septic System Compliant - Yes, Tank with
Listed By: Submersible - 4 Inch Drilled Air Conditioning: Central
Fazendin REALTORS

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Call Affinity Real Estate

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the 2nd Terrace Lane.



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