



MLS 6682895 Lake Home

**\$395,000**

1,070 sq ft  
2 bedrooms  
1 baths

3818 County Road 54  
Longville MN 56655

Waterfront: Little Boy Lake  
(Wabedo Twp.)

Status: Active

**Description:**

With 185 feet of shoreline on beautiful Little Boy Lake, this retreat is the perfect getaway for lake lovers. A detached garage, shed, and additional boat storage ensure you have space for all your outdoor gear.

Step inside through the convenient mudroom-complete with a refrigerator for quick access to cold drinks-before entering the inviting family room. Here, a wood-burning fireplace creates a warm, relaxing atmosphere, with space for a dining table. The kitchen features a peninsula for casual meals, warm wood ceilings, and ample cupboard space for all your essentials.

Two main-level bedrooms provide comfortable accommodations, including one oversized room perfect for multiple beds or bunkbeds. Need more space? The attic offers additional sleeping quarters for guests.

Outdoor enthusiasts will love the nearby trail system, offering year-round activities like biking, hiking, skiing, and snowmobiling.

**Additional Details:**

Year Built	2001
Lot Acres	2
Lot Dimensions	185x590x140x675
Garage Stalls	1
School District	118
Taxes	\$1,416
Taxes with Assessments	\$1,482
Tax Year	2024

**Additional Features:**

**Basement:** Slab **Fuel:** Electric, Wood **Garage:** 1 **Heat:** Baseboard, Wood Stove **Sewer:** Tank with Drainage Field **Water:** Sand Point **Air Conditioning:** None

**Driving Directions:**

From town on Co Rd 7. Turn onto Co Rd 54 NE to 2.9 miles to the subject property on the left.



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**218-237-3333**

**info@affinityrealestate.com**



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