

MLS 6688362 Lake Home

$369,900

1,725 sq ft
3 bedrooms
2 baths

17639 Gayle Drive
Little Falls MN 56345

Waterfront: Mississippi River

Status: Active

Description:

Discover your own private retreat on over 1.2 acres with an incredible 200 feet of Mississippi River frontage! This beautifully maintained home has been cherished by one family since it was built in 1974, and is now ready for its next chapter.With 3 bedrooms, 2 bathrooms, and a 2-car garage, this home offers plenty of room to relax and entertain. Large picture windows in both the living room and family room frame breathtaking river views, treating you to stunning sunsets all year long. After a long day, unwind in your private sauna, then gather with friends and family at the wet bar just off the cozy downstairs family room. Enjoy the warmth from your fireplace, on cooler days, while reading a good book and enjoying a cup of coffee or hot chocolate.Recent Upgrades Include:* New Furnace (November 2024)* New Hot Water Heater (November 2024)* New Air Exchanger (February 2025)* New Pump used for watering lawn from the river (2022)* Energy Efficiency Enhancements (Weather stripping, new light bulbs, additional insulation)With boating, fishing, bonfires, and endless outdoor fun just steps from your door, the timing couldn't be better to make this riverfront paradise yours. City sewer and water lines newly hooked up from road to the home, with home now connected to city sewer; city water may be connected by buyer when they choose or the well may continue to be used if preferred! Seller willing to negotiate assessment balance.Homes like this don't come along often—schedule your private tour today!

Additional Details:

Year Built	1974
Lot Acres	1.24
Lot Dimensions	202x255x200x281
Garage Stalls	2
Taxes	$3,290
Taxes with Assessments	$3,290
Tax Year	2024

Additional Features:

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

Driving Directions:

Head South on Hwy 10, turn left onto Riverwood Drive, turn left on Gayle Drive and drive 200 ft until you see sign for 17639; turn left on shared driveway and home will be at the end of the driveway.

Broker Reciprocity

Listed By:
Central MN Realty LLC

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