



MLS 6699741 Residential

**\$325,000**

1,316 sq ft  
2 bedrooms  
2 baths

40358 Little Toad Lake Road  
Frazee MN 56544

Status: Active

**Description:**

This is Country Living at it's best! Nestled in the heart of Lakes Country, this 2 to 3 bedroom, 2 bath home boasts a very generous yard filled with fruit trees and beautiful flowers. Built in 1996 with additions in 2010 (Primary Suite) and 2013 (3 stall heated garage), you've got enough room for some grown-up toys too. Located just a stones-throw away from the Public Access on Little Toad Lake makes it very handy for water recreation. Owner also has listed the storage unit complex adjacent to the property. Ten large units and 6 smaller units. MLS # 6700586.

**Additional Details:**

Year Built	1996
Lot Acres	5.11
Lot Dimensions	490 x 540
Garage Stalls	3
School District	23
Taxes	\$1,558
Taxes with Assessments	\$1,558
Tax Year	2025

**Additional Features:**

**Fuel:** Electric, Propane **Heat:** Forced Air

**Driving Directions:**

11 miles East of Detroit Lakes on State Hwy 34, turn right on County Hwy 56 for 3 miles to 405th Ave. Turn right to Little Toad Lake Rd. and follow signs.



Listed By:  
Counselor Realty Detroit Lakes

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