



MLS 6704815 Lake Home

\$499,900

1,400 sq ft
3 bedrooms
2 baths

18132 Clitherall Lake Trail
Battle Lake MN 56515

Waterfront: Clitherall

Status: Coming Soon

Description:

Welcome to the shores of sought-after Clitherall Lake—known for its exceptional 14-foot water clarity and peaceful, natural setting. This 2021 lake home is designed for comfortable year-round living with sunrise views you'll never tire of. Located on a cul de sac with over 2.5 acres of land and 150' of shoreline, this property has a sense of privacy and relaxation. Inside, you'll find vaulted ceilings, expansive windows, and natural light that floods the open-concept living space. The main floor features a spacious master bedroom, a guest room, full bath, and laundry—everything you need for one-level living.

The lower level is ready for your finishing touches—there's a family room area, a 3rd bedroom with legal egress window, 4th room, bathroom plumbed in and storage area. A large garage adds convenience and room for toys or tools. Don't forget the 1.5+ acre wooded back lot, great for additional parking, enjoying wildlife or that future pole shed. Whether you're looking for a summer lake home, or a year-round home to enjoy all four seasons, this Clitherall Lake home is ready to welcome you. Showings start 5/1.

Additional Details:

Year Built	2021
Lot Acres	2.55
Lot Dimensions	151x267
Garage Stalls	2
School District	542
Taxes	\$1,236
Taxes with Assessments	\$1,236
Tax Year	2024

Additional Features:

Basement: Daylight/Lookout Windows, Egress Window(s), Full, Insulating Concrete Forms, Unfinished **Fuel:** Propane **Garage:** 2 **Heat:** Dual, Forced Air, Heat Pump **Sewer:** Mound Septic, Septic System Compliant - Yes **Water:** Well **Air Conditioning:** Central Air, Heat Pump

Driving Directions:

From State Hwy 78, take S Clitherall Lake Rd East, turn on S Clitherall Lake Trail, house on will be on your right, 3 from the end.



Listed By:
Century 21 Atwood

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