



MLS 6711965 Residential

\$1,049,900

2,064 sq ft
3 bedrooms
2 baths

22694 Coney Island Drive
Clitherall MN 56524

Status: Pending

Description:

West Battle Lake: 3 bed, 2 bath, 150' level frontage on highly coveted lake. Home has been updated with new walnut kitchen cabinets, Wolf countertop gas grill, convection microwave, convection built-in oven, and 7x7 island. Central air, generator, on-demand water heater, hardwood floors, irrigation system, Jacuzzi tub, heated attached garage with dog door, and attached dog run. LP fireplace, detached 4 stall garage. Concrete drive, newly sided with engineered wood. (Smart Board). West Battle Lake is 5,615 acres, 108' maximum depth, 17 feet of water clarity. Musky, Pike, Bass, Walleye, and dock fishing, all water sports, and great green space for yard games. The owner is listing agent. (Yearly road maintenance fee).

Additional Details:

Year Built	1971
Lot Acres	24300
Lot Dimensions	150x160
Garage Stalls	6
School District	1941
Taxes	\$6,028
Taxes with Assessments	\$6,028
Tax Year	2025

Additional Features:

Basement: Crawl Space, Owner Access **Fuel:** Array **Garage:** 6 **Heat:** Dual Fuel/Off Peak, Forced Air, Fireplace(s), Heat Pump, Humidifier, In-Floor Heating **Sewer:** Mound Septic **Water:** Drilled, Private **Air Conditioning:** Central Air, Dual, Heat Pump

Driving Directions:

North of Clitherall on County Road 5 to Coney Island Road to Coney Island Drive to 22694.



Listed By:
Century 21 Atwood

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