



MLS 6721305 Lake Home

\$699,900

2,464 sq ft
4 bedrooms
2 baths

40289 Aerovilla Rd
Perham MN 56573

Waterfront: Devils Lake (56024500)

Status: Pending

Description:

RARE DOUBLE-LAKE FRONTAGE ON DEVILS & LITTLE DEVIL LAKES! Located on a quiet stretch of a Dead-End Road, this unique property offers Frontage on Two Lakes, Two Beautifully Wooded Parcels, and a Combined 3.42 Acres.

Set on 0.92-Acres with a Solid Footprint for Renovation, the Year-Round Home offers 4-Beds and 2-Baths over 2,464 SqFt with a Finished Walk-Out Basement, Upper-Level Enclosed Porch, and Sauna. Mature hardwoods provide shade and privacy, and the gentle slope leads to a 150 Ft. of Hard Sand-Bottom Shoreline.

Across the road, the 2.5-Acre Backlot offers Even More Privacy & Room to Expand, with 155 Ft. of Frontage on the Quiet, Peaceful Waters of Little Devil Lake.

Beautifully Wooded with Towering Hardwoods, this Parcel comes with a 24' x 30' Detached Shop already in place — adding Space, Utility, and Potential.

Two Lots. Two Lakes. Endless Potential. Whether you're dreaming of Renovating, Flipping, or simply Enjoying a Private Lakefront Retreat with Room to Grow, this Property Delivers!

Additional Details:

Year Built	1981
Lot Acres	3.42
Lot Dimensions	150x266 & 155x711 +/-
Garage Stalls	2
School District	549
Taxes	\$3,522
Taxes with Assessments	\$4,002
Tax Year	2024

Additional Features:

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

Driving Directions:



Listed By:
Jack Chivers Realty

West on Co Hwy 34 for 2.6 Miles, then turn right onto Little Ave. Continue for 1.7 Miles, then turn left onto Aerovilla Rd for 0.7 Miles, the home will be on the right side, and the backlot will be on the left.

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