



MLS 6734455 Lake Home

\$449,900

720 sq ft
2 bedrooms
1 baths

3740 Christopherson Road
Alexandria MN 56308

Waterfront: Ida

Status: Active

Description:

Level on Lake Ida! Take in fabulous sunrises and lake views with good swimming and a nearly level 100' lot ready for fun filled lake memories. Looking to build? This is a perfect spot for your dream lake place! Or simply enjoy the cozy cabin that could function year around if one heated the garage (water heater is housed there). Taken down to the studs and redone around 15 years ago by the current owner, this works for the buyer who simply wants to get on Ida at a great price point! At over 4400 acres with pristine water and great fishing, Lk Ida is one of the areas finest lakes! All paved roads lead here!

****The foundation issue will be repaired by seller or funds provided at closing****

Additional Details:

Year Built	1968
Lot Acres	0.3
Lot Dimensions	100x124x100x134
Garage Stalls	2
School District	206
Taxes	\$2,732
Taxes with Assessments	\$2,732
Tax Year	2025

Additional Features:

Basement: Block, Crawl Space **Fuel:** Electric **Garage:** 2 **Heat:** Baseboard **Sewer:** City Sewer/Connected **Water:** Sand Point, Well **Air Conditioning:** None

Driving Directions:

CR 22 to Rt on CR 6 to Rt on Christopherson Rd, stay left on Christopherson Rd.



Listed By:
Kvale Real Estate

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