



MLS 6743088 Lake Home

\$467,000

1,812 sq ft
3 bedrooms
2 baths

32465 Clay Bank Road
Erhard MN 56534

Waterfront: Long Lake (56078400)

Status: Active

Description:

Price Improvement!!! Start making lakeside memories when you own this affordable year round home on Long Lake (north of Jewett Lake) with a level lot, great swimming area and amazing sunsets! Spend time fishing or swimming off the dock, boating on the lake, gardening in the yard or enjoying a spectacular sunset from the front porch. Less than 20 minutes out of Fergus Falls, this 3 bedroom, 2 bath, home features an updated kitchen with high end Wolf stove and double oven and large eating area. There is a generous elevated living room space, and a newly added main floor laundry/bathroom area. Huge improvements to this home include: a new roof, new fencing, new well pump and a yard shed. Siding is low maintenance vinyl siding. Heat is electric and radiant with a split unit for the A/C. Additionally, the home has a Heat-n-Glow fireplace to help make the winter evenings extra cozy. There is a generous garage space plus a shop/workspace that is separate for the hobby person. For peace of mind, a new generator for back up, was installed 2 years ago. Tucked away on a quiet road. You won't want to miss the opportunity to enjoy panoramic views, enhance your lifestyle and enjoy lake life when you own this gem of a home!

Additional Details:

Year Built	1960
Lot Acres	0.33
Lot Dimensions	102 x 112
Garage Stalls	2
School District	544
Taxes	\$3,057
Taxes with Assessments	\$3,142
Tax Year	2025

Additional Features:

Basement: Crawl Space, Partial **Fuel:** Electric, Propane **Garage:** 2 **Heat:** Baseboard, Radiant **Sewer:** Holding Tank **Water:** Drilled **Air Conditioning:** Central Air

Driving Directions:

Take County Hwy 27 N. out of Fergus Falls, for 12 miles. Turn R onto Clay Bank Road. Go about 1/2 mile Home # 32465 is on the Right



Listed By:
Trilogy Real Estate

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