



MLS 6746004 Lake Home

**\$399,900**

1,246 sq ft  
2 bedrooms  
2 baths

1456 Carlson Beach Road  
Alexandria MN 56308

Waterfront: Stony

Status: Pending

#### Description:

Private year-round oasis on a dead-end road includes 1.66 treed acres and 268' of shoreline (about half is level and riprapped) on the Chain of Lakes, just minutes to downtown Alexandria! COMPLETELY RENOVATED in 2016: from a 2BR/1BA seasonal cabin with a flat roof...to QUALITY THROUGHOUT featuring a new roofline, gutters, steel siding, professional landscaping, lakeside patio with pergola, a 75' drilled well, LP/FA furnace, central air and an additional half bath. City sewer. Enjoy sunsets from the benches of the newer aluminum Beach King dock. Some newer apple and pine trees. Beautiful flower garden next to the detached garage/bunkhouse. 8x10 storage shed. Inside this cozy and tastefully decorated home boasts a T&G ceiling, porcelain tile, vinyl windows, custom window treatments, fieldstone fireplace (gas) with custom mantle and expandable kitchen island. New front door and gas water heater in 2025. Attached garage is heated and used as a family room and included in finished square footage (1246 total).

#### Additional Details:

Year Built	1972
Lot Acres	1.66
Lot Dimensions	irregular
Garage Stalls	2
School District	206
Taxes	\$2,386
Taxes with Assessments	\$2,386
Tax Year	2025

#### Additional Features:

**Fuel:** Propane **Heat:** Baseboard, Forced Air, Fireplace(s)

#### Driving Directions:

From 3rd & Broadway; left on 3rd Ave W to stoplights. Right on Co Rd 22, 1.6 miles to W Lake Cowdry Rd. Left to Carlson Beach Rd, Follow to the right, to property at end of road.



Listed By:  
Century 21 First Realty, Inc.

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