



MLS 6749528 Lake Home

**\$379,000**

1,674 sq ft  
3 bedrooms  
2 baths

23829 Bulrush Drive  
Merrifield MN 56465

Waterfront: Edward

Status: Active

#### Description:

Escape to the lake! This 2.5-acre wooded property offers 100 feet of natural, undeveloped shoreline on the stunning 2,500-acre Lake Edward—perfect for those seeking peaceful privacy or planning to build their dream lake home. Enjoy level elevation to the water, ideal for lakeside activities like boating, fishing, swimming, or simply relaxing by the shore.

The existing modular home provides comfortable one-level living, featuring 3 bedrooms, 2 full bathrooms, a spacious primary suite with walk-through closet, and large bath. Built on a full block foundation with a concrete crawl space, it's a solid and functional retreat, whether you're here seasonally or year-round. There's also a huge, oversized two-car garage with plenty of room for vehicles and lake toys.

Located just 2.5 hours from the Twin Cities and a short drive to Brainerd and Nisswa, this property blends seclusion and convenience. Whether you're looking to enjoy as-is or envision your future build, this is your opportunity to own an incredible slice of Up North lakefront living!

#### Additional Details:

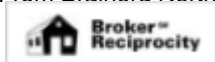
Year Built	2002
Lot Acres	2.41
Lot Dimensions	116x1094x102x1107
Garage Stalls	2
School District	181
Taxes	\$182
Taxes with Assessments	\$182
Tax Year	2025

#### Additional Features:

**Basement:** Crawl Space **Fuel:** Natural Gas **Garage:** 2 **Heat:** Forced Air **Sewer:** Mound Septic **Water:** Private, Well **Air Conditioning:** Central Air

#### Driving Directions:

From Brainerd North on Cty Rd 3 to left on Bulrush Drive, see sign.



Listed By:  
LPT Realty, LLC

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