



MLS 6773595 Residential

**\$389,900**

1,664 sq ft  
2 bedrooms  
2 baths

14033 Leaf River Road  
Wadena MN 56482

Status: Active

#### Description:

An incredible opportunity to own a unique 1- level shouse with a massive 40x100 heated shop on 39 stunning acres of the outskirts of Wadena! Discover this beautifully renovated one-level home offering 2 bedrooms, 1.5 baths, and an open floor plan designed for easy living on a peaceful retreat. The spacious kitchen featuring gorgeous pine cabinetry, granite countertops and stainless steel appliances combined with in-floor heat provide luxury and comfort. A brand-new septic system was installed in 2022. What truly sets this property apart is the incredible shop space. The main 40x100 insulated and heated steel building features dual 16x14 overhead doors with openers, floor drains, and a 1/4 bath. Zoned residential within Wadena city limits, the property has previously been permitted for business use, offering endless potential. Outside, enjoy a scenic setting with apple trees, ponds, and abundant wildlife—all while being right next to Wadena Golf Course. A rare opportunity to combine modern living with unmatched shop space—this property truly has it all! Be sure to check out the images from the trail cam of all the wildlife caught on camera!

#### Additional Details:

Year Built	2001
Lot Acres	39
Lot Dimensions	39 acres
Garage Stalls	4
School District	2155
Taxes	\$4,050
Taxes with Assessments	\$4,050
Tax Year	2025

#### Additional Features:

**Basement:** None **Fuel:** Propane **Garage:** 4 **Heat:** Boiler, Forced Air, Radiant Floor **Sewer:** Holding Tank, Private Sewer **Water:** Sand Point **Air Conditioning:** Wall Unit(s)

#### Driving Directions:

Hwy 71 to Leaf River Road. Follow E past golf course to property after curve.



Listed By:  
Arthur Grant Realty

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