



MLS 6797453 Lake Home

\$549,000

1,773 sq ft
3 bedrooms
2 baths

37791 Mallard Loop
Perham MN 56573

Waterfront: Little McDonald

Status: Active

Description:

PREMIUM SHORELINE ON LITTLE MCDONALD LAKE! Sitting on just under a half-acre of Wooded Privacy, and only 7 minutes from Perham, this Crystal-Clear, Spring-Fed Lake is renowned for outstanding Walleye Fishing.

From the Lakeside Deck, enjoy sweeping Panoramic Views and breathtaking Northwest Sunsets. A gently sloping Boardwalk leads to 102 ft of Pristine Sugar-Sand Shoreline, free of weeds and beautifully riprapped.

Inside, pride of ownership shines through with Panoramic Lake Views from nearly every room. The main level features a Primary Bedroom, Full Bath, Laundry, and a grand Living Room with Vaulted Ceiling, Knotty Pine Accents, and floor-to-ceiling Lakeside Windows.

Upstairs, a cozy Loft Bunkroom offers extra sleeping space, while the lower level provides a second Living Area, Kitchen, third Bedroom, and second Bath.

Currently enjoyed as a Seasonal Retreat, this Cabin is primed for Year-Round Living. Updates include Natural Gas, High-Speed Fiber Internet, Spray-Foam Roof Insulation, and Pour-In Wall Insulation. With a deeper Well, transitioning to a Permanent Lake Home is easy.

Additional highlights include a Lakeside Boat House for toys and gear, plus a large Roadside Storage Shed. Whether you're looking for a Seasonal Cabin or a future Year-Round Home, this Property is ready to be enjoyed today and for generations to come!

Additional Details:

Year Built	2013
Lot Acres	0.44
Lot Dimensions	115 x 139 x 102 x 154
School District	549
Taxes	\$2,812
Taxes with Assessments	\$3,336



Listed By:
Jack Chivers Realty

Additional Features:

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc. Broker Reciprocity (R)SM program, allowing Compliant. Yes. Tank with Drainage Field. Water: Private. Sand Point, Well: Private. Heat: Fireplace(s). Other: Septic System subject to prior sale, change or withdrawal.

Driving Directions:

From Perham, head West on Hwy 34 for 5.8 Miles, then turn right onto Mallard Loop. The property will be the fourth house on the right side.



Call Affinity Real Estate

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