



MLS 6798815 Lake Home

\$355,000

1,737 sq ft
3 bedrooms
2 baths

17639 Gayle Drive
Little Falls MN 56345

Waterfront: Mississippi River

Status: Active

Description:

Buyers and buyer's agent to verify all property information, home and land, at their discretion. The information provided is deemed reliable, but not guaranteed. First Time Ever on the Market – on a Spacious Tree-Lined Lot with 200' of shoreline on the Mississippi River. Large back yard to enjoy amazing view of the river. Home updates include Furnace and Hot Water Heater (November 2024), Air Exchanger (February 2025), Water pump used for outdoor watering from river (Summer 2022), Energy efficiencies are amazing with 12-month average monthly utilities of; \$64.44 Center Point Energy and \$36.34 Minnesota Power. Call me for your private showing today 612.867.4305. Agent is related to sellers. This is one motivated seller!

Additional Details:

Year Built	1974
Lot Acres	1.24
Lot Dimensions	202x255x200x281
Garage Stalls	2
School District	482
Taxes	\$3,290
Taxes with Assessments	\$3,290
Tax Year	2024

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air, Fireplace(s)

Driving Directions:

Going north out of town of Little Falls; follow Highway 10 taking a slight right onto County Road 76, turn left on Gayle Drive, turn left at sign for 17639, turn into shared driving staying to the left



Listed By:
Keller Williams Classic Realty

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