



MLS 6820602 Lake Home

\$799,000

2,075 sq ft
3 bedrooms
4 baths

38264 Shore Drive
Battle Lake MN 56515

Waterfront: West Battle

Status: Active

Description:

This exceptional opportunity presents a year-round residence on the northern shore of West Battle Lake. The property boasts a picturesque shoreline that gradually slopes into a spacious yard, featuring a sandy beach. The main floor comprises three bedrooms, each conveniently located near its respective bathroom. Bedrooms 1 and 2 enjoy private bathroom suites, while the primary bedroom offers a spacious window overlooking the lake, a vaulted wood-paneled ceiling, and a beautiful hardwood floor. The kitchen, situated at the heart of the home, is equipped with modern amenities and an eating area. The family room on the western side features a large window facing south and the lake. Additionally, the home includes a living room, a spacious dining room, an insulated garage, and a separate bunkhouse/garage. The main floor windows have been replaced with newer, modern accordion blinds. A basement remodel is currently underway and awaits completion, transforming the property into a potential five-bedroom home as each room has an egress window. A finished full bathroom is also located in the basement.

Additional Details:

Year Built	1981
Lot Acres	0.3
Lot Dimensions	100x246
Garage Stalls	3
School District	542
Taxes	\$6,260
Taxes with Assessments	\$6,260
Tax Year	2025

Additional Features:

Basement: Block, Egress Window(s), Partial, Partially Finished **Fuel:** Propane **Garage:** 3 **Heat:** Baseboard, Forced Air **Sewer:** Tank with Drainage Field **Water:** Drilled, Well **Air Conditioning:** Central Air

Driving Directions:

From Battle Lake north on Hwy 78 to Lake Shore Drive. Then right on N Shore Drive to 38264.



Listed By:
Century 21 Atwood

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