



MLS 7041739 Residential

\$399,900

2,412 sq ft
4 bedrooms
3 baths

22387 Gooseberry Trail
Long Prairie MN 56347

Status: Active

Description:

Built in 2005 here is a well cared for 4 bed 3 bath 1 1/2 Story Chalet Style with Westerly Views of 144 Acre Lake Charlotte! Property Features: Two Freshly Painted Decks (One overlooking lake), NEW Air Conditioner, ICF Foundation, All living facilities on the Main Level, Vaulted Ceilings, Bathrooms on each level & Fireplace. Lake Charlotte is a 144 Acre Lake w/ 13.6 Feet of Water Clarity per DNR with a max depth of 84 feet, Trout were recently stocked in Lake Charlotte. Property is approximately 1 mile from the 18 hole Long Prairie Country Club & nearby Lions featuring new Pickleball Courts & Public Beach. A Garage potentially could be built on the property but would need approval of setbacks through Todd County.

Additional Details:

Year Built	2005
Lot Acres	0.275
Lot Dimensions	60x197
Garage Stalls	1
School District	1240
Taxes	\$2,200
Taxes with Assessments	\$2,200
Tax Year	2024

Additional Features:

Basement: Egress Window(s), Finished, Storage Space **Fuel:** Array **Garage:** 1 **Heat:** Baseboard, Wood Stove **Sewer:** Holding Tank
Water: 4-Inch Submersible, Well **Air Conditioning:** Central Air

Driving Directions:

I-94 to Sauk Centre N on US 71 to Lake Charlotte Road Turn right to 6th ST SE turn right to Gooseberry Trail turn left and follow to sign.



Listed By:
Coldwell Banker Crown Realtors

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