



MLS 7046538 Lake Home

\$479,000

2,316 sq ft
3 bedrooms
2 baths

15740 River Lake Drive
Menahga MN 56464

Waterfront: Lower Twin

Status: Active

Description:

OPEN HOUSE - June 1st 4:30-6pm

Summers Calling -- Enjoy lake life on Lower Twin Lake with this well-kept 3-bedroom, 2-bath home set on just over full acre. Inside, you'll find vaulted ceilings, natural wood accents throughout, a spacious and functional layout, main floor laundry, newer windows, and new carpet on the main level.

The main floor offers two bedrooms and one full bath, while the lower level includes an additional bedroom and bath—providing a comfortable and flexible setup for guests or family.

The screened-in porch is the perfect spot for grilling and relaxing on summer nights, while the attached heated 2-stall garage adds everyday convenience. Need more space? There's also an additional 2-stall garage for storage, toys, or a workshop.

A bonus bunkhouse/shed offers extra room for guests, kids, or storage and includes electricity, making it a versatile space for sleeping quarters, hobbies, or a lakeside hangout.

The home and garage are spray foamed, paired with a newer furnace for year-round efficiency.

Step outside to a beautifully maintained yard filled with perennial gardens throughout the property, along with a fire pit area overlooking the lake—ideal for evenings by the water. Enjoy great fishing right off the dock.

There is also an opportunity for an optional \$100/year association within walking distance, which includes additional private lake access, along with plowed lake access in the winter - Perfect for easy ice fishing.

Additional Details:

Year Built	2003
Lot Acres	1.081
Lot Dimensions	175x310x205x210
Garage Stalls	4

School District	821
Listed By:	\$3,960
	Central MN Realty LLC

Taxes with Assessments \$3,960
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Fuel: Propane **Heat:** Forced Air, Fireplace(s), Radiant



Call Affinity Real Estate

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Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470

Driving Directions:

From Park Rapids, go on Hwy 71 South to Menahga. Go left onto Twin Lakes Rd/1st St NE then a right onto 390th St. Take a left onto