



MLS 7069348 Lake Home

\$319,000

2,688 sq ft
3 bedrooms
1 baths

39511 460th Avenue
Perham MN 56573

Waterfront: Ottertail River

Status: Active

Description:

Escape to your own private retreat just minutes from Perham! This exceptional riverfront property offers approx. 290 feet of sandy-bottom frontage on the Otter Tail River, delivering rare privacy, recreation, and year-round enjoyment. Set on 1.86 acres, the beautifully landscaped, level yard is filled with perennial flowers, creating a peaceful and inviting outdoor setting. Enjoy direct river access with a built-in dock—perfect for fishing, swimming, and relaxing on the water. The well-maintained year-round home offers immediate usability with the option to enjoy, improve, or eventually build. A spacious deck overlooks the river, making it an ideal spot for entertaining or unwinding. A 4-stall garage provides excellent storage for boats, hobbies, vehicles, and all your recreational needs. Whether you're seeking a weekend retreat or future build site, this property offers flexibility, beauty, and long-term potential. Schedule your showing today!

Additional Details:

Year Built	1970
Lot Acres	1.86
Lot Dimensions	225 x 238 x 291 x 287
Garage Stalls	4
School District	549
Taxes	\$1,414
Taxes with Assessments	\$1,414
Tax Year	2025

Additional Features:

Basement: Crawl Space **Fuel:** Propane **Garage:** 4 **Heat:** Forced Air **Sewer:** Mound Septic **Water:** Well **Air Conditioning:** Window Unit(s)

Driving Directions:

Take Hwy 10 east of Perham (from the intersections of Hwys 10 & 78) 2.3 miles to 460th Avenue. Right on 460th 2.6 miles to 39511 460th Avenue.



Listed By:
Trilogy Real Estate

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