



MLS 7077811 Lake Home

**\$295,000**

1,055 sq ft  
4 bedrooms  
1 baths

3408 County Road 82  
Alexandria MN 56308

Waterfront: Victoria

Status: Active

**Description:**

Lake Victoria living, minus the maintenance. Cabin #1 at Broken Arrow Resort Cooperative is a 4-bedroom, 1-bath, two-story cabin set on a level, sandy stretch of shoreline just minutes from downtown Alexandria. With 1,055 sq ft above grade plus an unfinished lower level for gear and storage, it's sized right for weekends, holidays, or full-time lake life. The main floor offers a primary bedroom, a kitchen, full bath, and a den that could be a bedroom. Step out to the screened porch or the front deck for morning coffee and sunset views. There are two additional bedrooms upstairs with the west one having a great view of the lake.

Recent improvements make this 1971 cabin easy to own: a newly added furnace and central air, fresh insulation in the attic and basement walls, and new gutters. Vinyl siding, asphalt shingles, city sewer connection, and year-round suitability round out the practical side.

The cooperative is where this property really earns its keep. As one of just eight cabins (plus twelve campsites) at Broken Arrow, you'll share a sandy beach, a dock, boat launch, common grounds, and a fish-cleaning house. The association is self-managed so the monthly dues go directly to maintaining the docks, beach, lawn care, snow removal, sanitation, taxes, parking, and any other maintenance for the common area. It makes it easy to arrive, unpack, and enjoy the lake instead of the to-do list. Pets are welcome (dogs and cats per coop rules).

Lake Victoria offers excellent fishing, gradual entry, and channel access to the Alexandria Chain of Lakes starting with Lake Geneva. Whether you're looking for a turnkey weekend getaway or a four-season retreat in the Alexandria area, this cabin delivers the lifestyle and the low-hassle ownership to match.

**Additional Details:**

|                        |                 |
|------------------------|-----------------|
| Year Built             | 1971            |
| Lot Acres              | 2.05            |
| Lot Dimensions         | 646x267x307x311 |
| School District        | 206             |
| Taxes                  | \$1,833         |
| Taxes with Assessments | \$1,833         |
| Tax Year               | 2026            |

**Additional Features:**

Age Space, Unfinished Fuel: Electric, Natural Gas  
Listed By: Window Unit(s)  
123 Realty

**Driving Directions:**  
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