



MLS 7095836 Lake Home

\$450,000

1,384 sq ft
2 bedrooms
1 baths

45429 Ash Drive
Perham MN 56573

Waterfront: Little Pine

Status: Active

Description:

Little Pine Lake - Otter Tail County, MN: Nostalgic cabin on perfect lot! This 2 bedroom, 3/4 bath year-round cabin has all the original character and is ready for a facelift. OR - remove the structures to build your ideal lake home on a level lot with 75' of hard sand bottom frontage that you just can't find anymore.

Located minutes from Perham where you can enjoy a 27 hole golf course, walking trails, pickle ball courts, Community/Fitness center, specialty shops, and lots more! Little Pine Lake is a 2,000+ acre lake and according to the Mn DNR " is a popular angling lake during both the open water and ice fishing seasons. The lake has a reputation as one of the premier Walleye fishing lakes in Otter Tail County".

Easy to show - come check it out.

Additional Details:

Year Built	1936
Lot Acres	0.18
Lot Dimensions	75x130
Garage Stalls	2
School District	549
Taxes	\$3,272
Taxes with Assessments	\$3,272
Tax Year	2026

Additional Features:

Basement: Crawl Space **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air **Sewer:** Holding Tank, Private Sewer, Septic System Compliant - Yes
Water: Private, Sand Point **Air Conditioning:** Wall Unit(s)

Driving Directions:

From Perham: North on Hwy #8. West on Ash Dr to house #45429



Listed By:
Coldwell Banker Preferred Partners

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