



MLS 7121959 Lake Home

\$434,900

1,066 sq ft
2 bedrooms
2 baths

9212 Edgewater Circle
Breezy Point MN 56472

Waterfront: Pelican

Status: Pending

Description:

Wake up to breathtaking views and the best of lake living on beautiful Pelican Lake. This bright corner-unit condominium in Breezy Point's desirable Edgewater South offers 2 bedrooms and 2 bathrooms, enhanced by two additional windows that fill the home with natural light and a private balcony off the primary suite, a rare feature not found in most units. Thoughtfully updated, the home features new Pergo flooring, refreshed bathrooms, new kitchen and bedroom windows (2025), and a new water heater. Brand-new Andersen sliding glass doors for both the living room and primary suite balcony are also scheduled for installation, adding even more value and efficiency. Spend your days enjoying the private sandy beach, boating from your assigned slip, or taking in everything Pelican Lake has to offer. After a day on the water, relax beside the cozy wood-burning fireplace or unwind on your private balcony. The association takes care of snow removal, lawn care, beach maintenance, and seasonal dock installation and removal, allowing you to enjoy low-maintenance lake living year-round. Rentals are not permitted, creating a peaceful, owner-occupied community on one of the Brainerd Lakes Area's most sought-after lakes.

Additional Details:

Year Built	1971
Lot Acres	0.02
Lot Dimensions	362x227x628x128
Garage Stalls	1
Taxes	\$2,618
Taxes with Assessments	\$2,618
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Electric **Garage:** 1 **Heat:** Baseboard, Boiler, Fireplace(s), Hot Water **Sewer:** City Sewer/Connected **Water:** Shared System, Well **Air Conditioning:** Wall Unit(s)

Driving Directions:

Cty Rd 4 to East on Edgewater Circle, take left. See sign. Unit #202 is on second floor.



Listed By:
LPT Realty, LLC.

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