

MLS 7172257 Lake Home

$624,900

1,456 sq ft
3 bedrooms
2 baths

17269 Blue Water Bay Road
Audubon MN 56511

Waterfront: Big Cormorant

Status: Active

Description:

LEVEL LOT ON BIG CORMORANTWith a beautiful flat lot and 102ft shoreline, don't miss this opportunity to own on highly sought-after Big Cormorant Lake! This 3-bedroom, 2-bath property offers nice privacy with room to entertain, relax, and enjoy lake life. Detached garage with bonus guest space above. Enjoy the property as it is today or take advantage of the potential to build in the future. Located on Blue Water Bay, ownership includes access to a private boat launch and day dock on the big water, making it easy to get out and enjoy everything Big C has to offer. Opportunities like this are hard to find on Big Cormorant. Make your lake property dreams a reality and schedule your showing today!

Additional Details:

Year Built	1999
Lot Acres	0.7
Lot Dimensions	irregular
Garage Stalls	2
Taxes	$2,282
Taxes with Assessments	$2,282
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Natural Gas **Garage:** 2 **Heat:** Forced Air **Sewer:** Tank with Drainage Field **Water:** Well **Air Conditioning:** Central Air

Driving Directions:

From Hwy 10 Audubon, go south on Becker Co 11 to Blue Water Bay Road. Go west on Blue Water Bay Road to house.

Broker Reciprocity

Listed By:
REMAX Lakes Region

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com

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

©2026 Acme Webwerks - Affinity Real Estate Inc - Licensed in Minnesota - Brochure v.2021.10.03.1 - 216.73.216.215 - 2026.11.13 17:57:40