

**206 Angelica Drive**  
Edwards, MO 65326



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MLS# 3588454



**\$249,000**

**3 Bedrooms | 2 Bathrooms | 1,356 Sqft**

Lakefront home with Endless Potential! This 3-bedroom, 2-bath home offers approximately 100' of lakefront in a protected cove and is the perfect project for someone ready to make it their own. Owned and loved by the same family for 60 years, this property is ready for its next chapter. A handyman's dream, the home needs TLC but offers a solid foundation for a full-time residence, weekend getaway, or investment. You'll appreciate the incredible storage and workspace with a 24'x36' detached 3-car garage plus a 24'x43' shed situated on the included 100'x100' lot across the road. Enjoy easy lake access from the private dock featuring unique boat lifts. If you've been searching for an affordable way to own lakefront property with room to add value, this is your chance. Bring your vision, your tools, and transform this hidden gem into the lake retreat you've always wanted.



**Joanna Boulware**

Better Homes and Gardens Real Estate Lake Realty

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