



MLS 6730597 Residential

**\$350,000**

1,812 sq ft  
3 bedrooms  
2 baths

23725 240th Avenue  
Fergus Falls MN 56537

Status: Closed

**Description:**

PRICE IMPROVEMENT and NEW ROOF!! Discover a blend of rural tranquility and modern convenience just outside city limits with this inviting 3-bedroom, 2-bath home set on 2.5 lovely acres. Step inside to find living areas designed for comfort and functionality, with plenty of natural light and calming views from every room. The split level layout allows for comfortable everyday living, while each bedroom offers a peaceful retreat at the end of the day. The under garage storage space offers lots of bonuses...could be a remodeled living space or continue as additional storage. Mechanicals include a newer forced air furnace, split a/c unit and steel siding. A standout feature of this property is the huge 40 x 30 shed—ideal for hobbies, a workshop, or storing equipment and recreational vehicles. Additional storage options abound, both inside and out, ensuring you have room for everything from seasonal gear to gardening tools. Enjoy the freedom and privacy of country living with ample space for gardening, animals, or future expansion. The property's generous lot size provides endless possibilities, whether you dream of creating a backyard oasis, starting a hobby farm, or simply savoring wide-open views and quiet starry nights.

Don't miss this rare opportunity to own a versatile rural retreat with the convenience of city amenities just minutes away. Schedule your private tour today and experience the lifestyle this unique property has to offer. Only \$350,000 for this amazing opportunity!

**Additional Details:**

Year Built	1978
Lot Acres	2.5
Lot Dimensions	485 x 230
Garage Stalls	2
School District	544
Taxes	\$1,812
Taxes with Assessments	\$1,892
Tax Year	2025

**Additional Features:**

**Basement:** Finished, Walkout **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air **Sewer:** Septic System Compliant - Yes **Water:** Drilled, Well **Air Conditioning:** Ductless Mini-Split



Listed By:  
Trilogy Real Estate

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**

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