



MLS 6765031 Lake Home

**\$399,900**

2,019 sq ft  
3 bedrooms  
3 baths

24135 Aurdal River Road  
Fergus Falls MN 56537

Waterfront: Ottertail River

Status: Pending

#### Description:

New drainfield and compliant septic! HUGE PRICE IMPROVEMENT on this beautiful country home!! Enjoy the peace and quiet this delightful country home offers, just minutes outside of Fergus Falls. This single-owner property offers an abundance of functional spaces both indoors and out. An open floor plan on the main level including 2 bedrooms and 2 baths, a full kitchen with a breakfast bar, large pantry, and stunning Ottertail River sunset views. A large family room and an additional bedroom plus bath on the lower level, and an option to finish a 4th bedroom with the addition of an egress window. Seller installed a new furnace in 2024, a new pressure tank in 2018, and will be replacing the drain field to make the septic compliant. The oversized 2 stall attached garage offers plenty of room for vehicles, plus toys, storage shelves and much more. The bonus 22 x 18 tuck-under cold storage area allows plenty of room for the lawn mower, 4-wheeler, and other extras without cluttering your garage. Seller will be updating the drain field to make the septic system compliant. Call your favorite realtor for a showing on this beautiful property today!

#### Additional Details:

Year Built	2003
Lot Acres	2.8
Lot Dimensions	160 x 320 250 x 404
Garage Stalls	2
School District	544
Taxes	\$2,874
Taxes with Assessments	\$2,874
Tax Year	2025

#### Additional Features:

**Basement:** Block, Finished, Full, Concrete, Storage Space **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air, Radiant Floor **Sewer:** Septic System Compliant - Yes **Water:** Drilled, Private, Well **Air Conditioning:** Central Air

#### Driving Directions:

Co Rd 1 north of Fergus Falls to Sophus Anderson Road. Then left on Aurdal River Road to property on the left.



Listed By:  
Trilogy Real Estate

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Call Affinity Real Estate

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