



MLS 7010072 Residential

\$243,777

1,795 sq ft
4 bedrooms
2 baths

702 Adolphus Avenue
Fergus Falls MN 56537

Status: Active

Description:

4BR Corner-Lot Home with 2 Garages and Main-Floor Living!

This isn't your average 1915 home. Fully prepared for its next owner, this property boasts a new high-efficiency furnace and new flooring throughout the first and second floors. The highly desirable layout includes a main-floor primary bedroom with an ensuite bath and a dedicated space for main-floor stackable laundry—perfect for those seeking easy accessibility.

Outside, the 0.26-acre lot offers incredible utility with two detached garages, including a giant 24' x 40' shop for boats, cars, or a home business. Complete with stainless steel appliances, a cozy lower-level family room, and a location close to local schools and parks, this home offers more features per square foot than anything else on the market!

Additional Details:

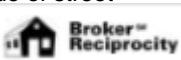
Year Built	1915
Lot Acres	0.258
Lot Dimensions	150x75
Garage Stalls	2
School District	1944
Taxes	\$2,281
Taxes with Assessments	\$2,366
Tax Year	2025

Additional Features:

Basement: Block, Daylight/Lookout Windows, Full, Partially Finished **Fuel:** Array **Garage:** 2 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

South on South Union Turn East on East Channing Turn South on Sheridan St. Turn East on East Adolphus Property on the South side of street



Listed By:
eXp Realty

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Call Affinity Real Estate

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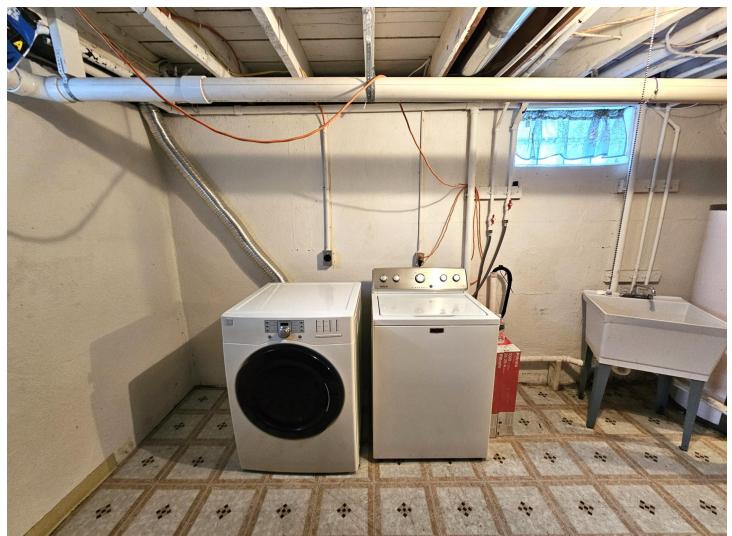
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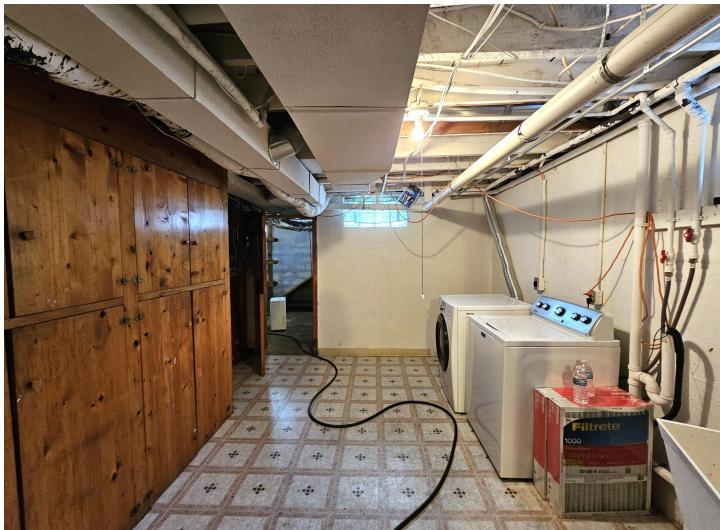
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