



MLS 7049842 Residential

**\$230,000**

1,872 sq ft  
3 bedrooms  
2 baths

400 Douglas Avenue  
Fergus Falls MN 56537

Status: Pending

**Description:**

This charming home offers incredible value and character, priced well below its assessed amount, making it an excellent opportunity for buyers ready to add their personal touch. Situated on a double lot, there's extra space to enjoy both inside and out.

The main level is mostly handicap accessible and includes a main floor bedroom, a separate walk-in closet or office, a bathroom, a spacious living room, a functional kitchen with all appliances included, and a bright four-season room. The open front porch adds to its appeal, and the practical mudroom with main-floor laundry is a plus.

While the upstairs does have steeper stairs, the walk-out lower level offers additional living space and storage. Nearly all windows have been replaced, and the exterior blends steel, SmartBoard, and vinyl siding. A storage shed and an oversized attached double garage complete the package. Bring your vision to make this home truly shine!

**Additional Details:**

Year Built	1953
Lot Acres	0.326
Lot Dimensions	100x120
Garage Stalls	2
School District	1944
Taxes	\$2,690
Taxes with Assessments	\$2,690
Tax Year	2025

**Additional Features:**

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

**Driving Directions:**

West of S Union to 400 w douglas(Corner lot)



Listed By:  
eXp Realty

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Call Affinity Real Estate

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[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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



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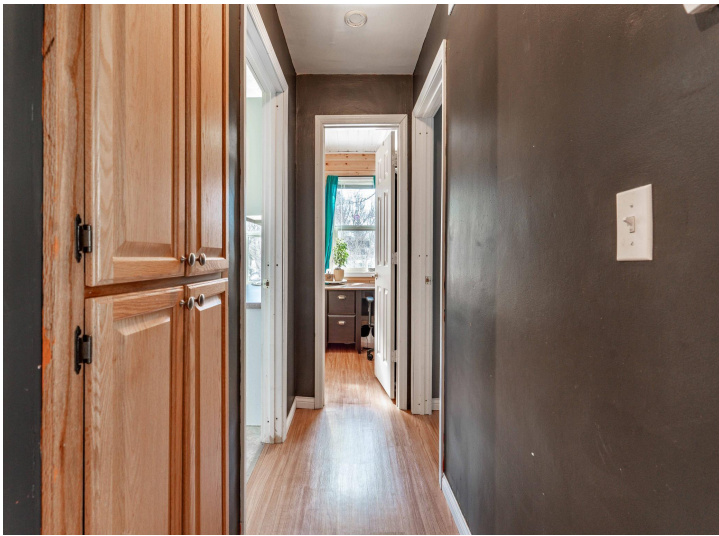
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