



MLS 7062821 Residential

**\$270,000**

2,440 sq ft  
3 bedrooms  
2 baths

1312 Stony Brook Road  
Fergus Falls MN 56537

Status: Active

**Description:**

This inviting Fergus Falls home offers a well-designed layout with space, comfort, and versatility throughout. The main floor features two bedrooms and a full bathroom, along with a spacious, light-filled living/dining room that creates a warm and welcoming atmosphere. The updated kitchen showcases newer cabinetry, countertops, and stainless steel appliances, and flows seamlessly into the dining area and out to the deck—perfect for entertaining!! Downstairs, you'll find a generously sized third bedroom and an additional bathroom complete with a large jetted tub. A large family room provides the ideal space for lounging, recreation, or game nights. The lower level also includes an expansive utility and storage area with washer and dryer, highlighted by a fully equipped canning kitchen featuring cabinetry, a stove, and refrigerator—perfect for hobbyists or extra meal prep space. Situated on a large corner lot, the property includes a deck, patio and a new driveway with an extended parking skirt and a two-stall attached garage. Located in a highly desirable neighborhood on the edge of town, this home offers the convenience of city water and sewer while also featuring a private well that services the lawn and garden through a Rain Bird sprinkler system and there is a hose hook up as well. Despite its proximity to a highway, the home feels tucked away and private. Recent updates such as a newer furnace and A/C unit provide added peace of mind. With a few of your cosmetic updates, you can make this property a wonderful place to call home.

**Additional Details:**

|                        |         |
|------------------------|---------|
| Year Built             | 1983    |
| Lot Acres              | 0.686   |
| Lot Dimensions         | 200x150 |
| Garage Stalls          | 2       |
| School District        | 544     |
| Taxes                  | \$2,563 |
| Taxes with Assessments | \$2,648 |
| Tax Year               | 2026    |

**Additional Features:**

**Basement:** Egress Window(s), Finished **Fuel:** Electric, Natural Gas **Garage:** 2 **Heat:** Forced Air, Radiant **Sewer:** City Sewer - In Street  
**Water:** City Water - In Street **Air Conditioning:** Central Air



Listed By:  
Trilogy Real Estate  
County Hwy 1, Head North (left) on County Hwy 1

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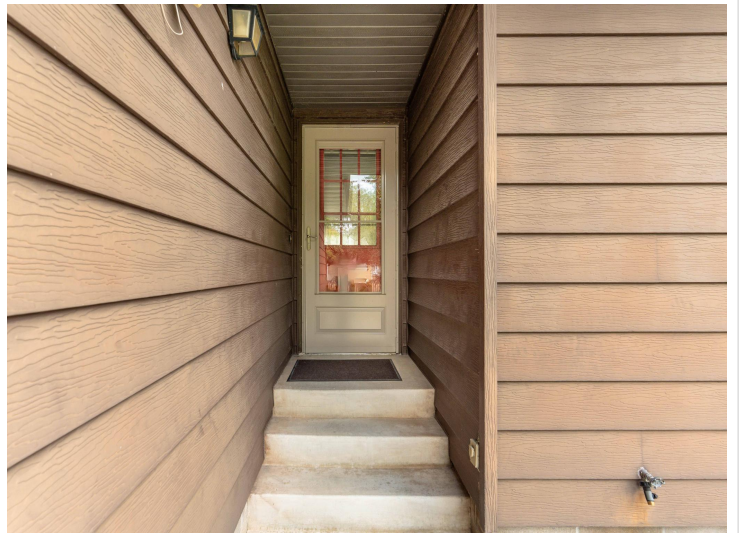


**Call Affinity Real Estate**

**218-237-3333**  
**info@affinityrealestate.com**



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



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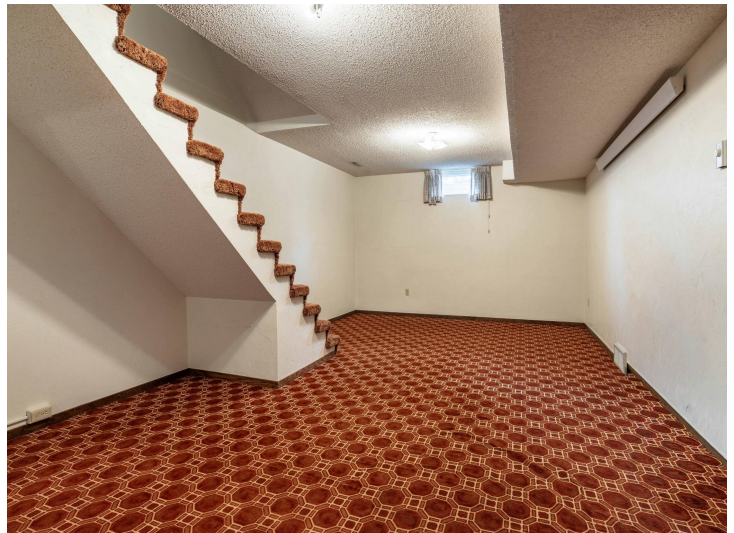
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