



MLS 7079246 Residential

**\$395,000**

3,116 sq ft  
4 bedrooms  
2 baths

23380 County Highway 1  
Fergus Falls MN 56537

Status: Active

**Description:**

Great Family Home with walkout lower level, apx. two miles NE of Fergus Falls. Home sits on .92 acre, with a private backyard.

Vinyl and Brick siding , Four Bedroom ,Two Bath home. Large Four season room on main. 26' x 28' heated attached garage and 22' x 16' detached garage , will have new siding and a metal roof with a lean to. Large kitchen with lots of cabinets. High efficient LP gas forced air furnace with electric baseboard electric off peak heat.

Newer updated carpet on stairs and in lower level family room. Lots of storage throughout the home with wood burning fireplace.. Adjacent to walking and bike path. Walking distance to Otter Tail River public access. Tile back splash in kitchen included for buyer to install.

Easy to show.

**Additional Details:**

Year Built	1980
Lot Acres	0.918
Lot Dimensions	200' x 200'
Garage Stalls	3
School District	544
Taxes	\$2,584
Taxes with Assessments	\$2,584
Tax Year	2025

**Additional Features:**

**Basement:** Block **Fuel:** Electric, Propane **Garage:** 3 **Heat:** Baseboard, Dual Fuel/Off Peak, Forced Air **Sewer:** Septic System Compliant - Yes  
**Water:** 4-Inch Submersible **Air Conditioning:** Central Air

**Driving Directions:**

NE of Fergus Falls Apx. 2 miles on County Hwy. #1 . Property on East side of road.



Listed By:  
Lakes Family Real Estate/Otter Tail Real Estate

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Call Affinity Real Estate

**218-237-3333**

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