



MLS 7079642 Residential

**\$199,900**

1,504 sq ft  
2 bedrooms  
2 baths

722 Spruce Street  
Fergus Falls MN 56537

Status: Active

**Description:**

Blending timeless character with thoughtful modern upgrades, this 2-bedroom, 2-bath classic gable home offers move-in ready charm. Nearly the entire interior was renovated in 2022, featuring a refreshed kitchen with stainless steel appliances, a fully remodeled bathroom with tile surround, and an open layout connecting the living, kitchen, and dining areas with convenient access to the back patio. The lower level includes a finished bonus room with egress window. In 2022 the home was updated with refinished walls, fresh paint, and all-new flooring—both carpet and durable vinyl plank. Additional highlights include updated windows, low-maintenance metal siding, seamless gutters, a spacious cement patio, an insulated garage, a 288 sq ft insulated workshop, and a raised 120 sq ft storage shed.

Well cared for and used as a rental since November 2022, this property is ready for its next chapter—whether as a comfortable single-family residence or a high-quality addition to your investment portfolio.

**Additional Details:**

Year Built	1935
Lot Acres	0.16
Lot Dimensions	50 x 150
Garage Stalls	1
School District	544
Taxes	\$1,469
Taxes with Assessments	\$1,570
Tax Year	2025

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Forced Air

**Driving Directions:**

From Lincoln Ave, proceed North 0.5 miles on Broadway Ave to Spruce St; turn right (west) and proceed 0.2 miles to 722, the house will be on the right (north).



Listed By:  
Trilogy Real Estate

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



**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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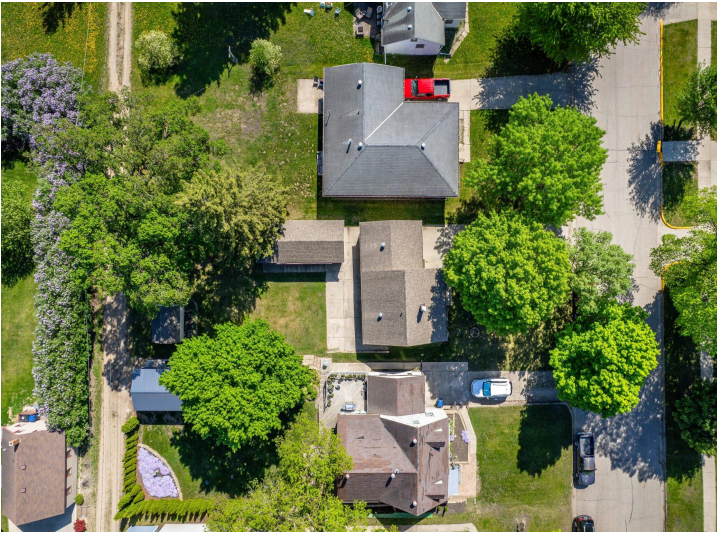
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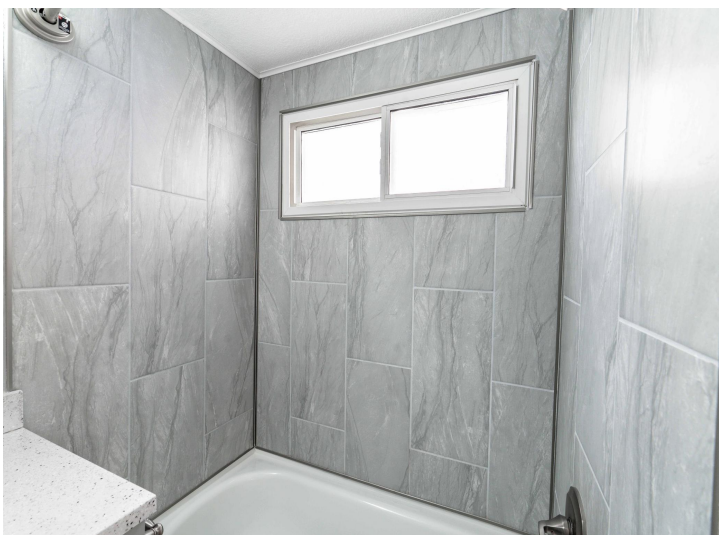
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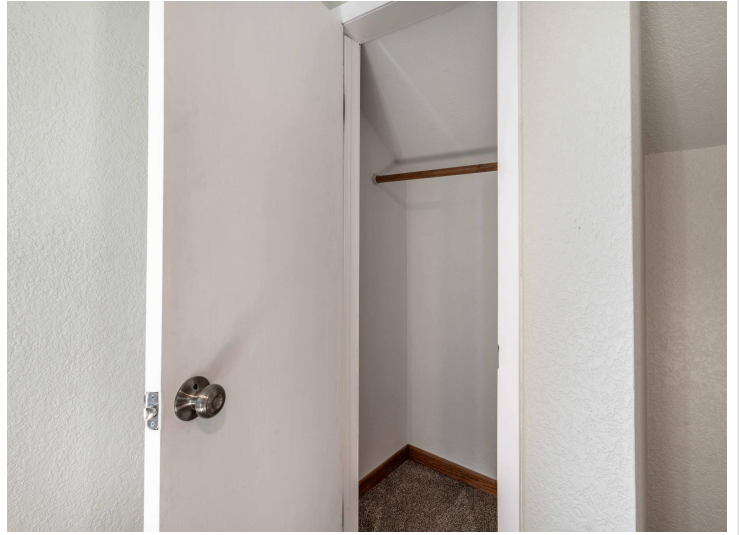
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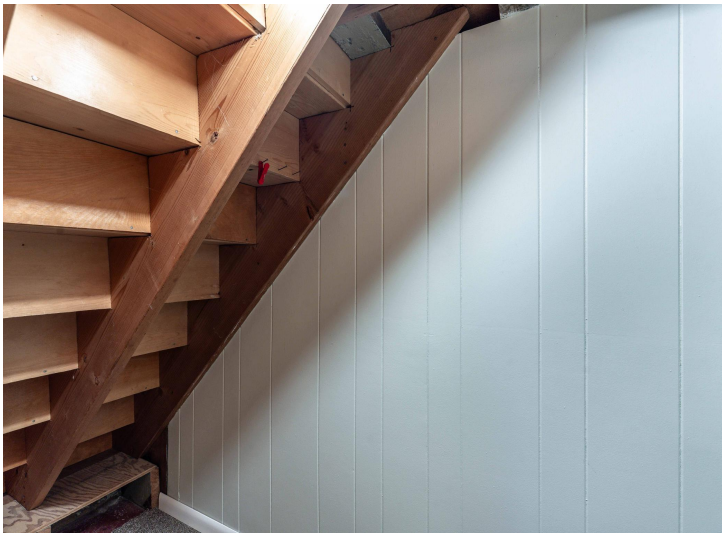
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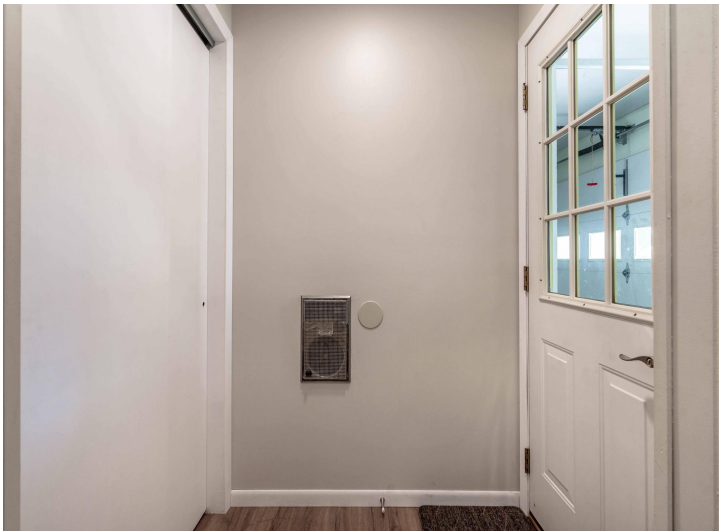
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