



MLS 7090407 Residential

**\$199,900**

1,872 sq ft  
3 bedrooms  
2 baths

1212 Marien Street  
Fergus Falls MN 56537

Status: Active

**Description:**

Welcome to this well-maintained 3+ bedroom, 1.25 bath home offers comfortable living with a practical layout and plenty of space to enjoy. The main level features all three bedrooms, a full bathroom, and a spacious living room filled with natural light from large picture windows. The kitchen and dining areas flow conveniently for everyday living, while the lower level provides additional flexibility with a second living room, bonus room, and a large utility/laundry area offering excellent storage and work space. Outside, you'll appreciate the durable steel siding, a newer roof installed in 2019, and a generously sized lot with a mostly fenced backyard—perfect for pets, play, gardening, or entertaining. Conveniently located in a desirable Fergus Falls neighborhood, this move-in ready home offers the space, updates, and functionality you've been looking for. Schedule your showing today!

**Additional Details:**

Year Built	1952
Lot Acres	0.24
Lot Dimensions	70 x 150
Garage Stalls	1
School District	544
Taxes	\$1,303
Taxes with Assessments	\$1,388
Tax Year	2026

**Additional Features:**

**Basement:** Block, Full, Partially Finished **Fuel:** Oil **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

From the intersection of N Union Ave and Fir Ave, East on Fir Ave, right on N Marien St to home on the left.



Listed By:  
Andrew Yaggie Real Estate

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Call Affinity Real Estate

**218-237-3333**

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



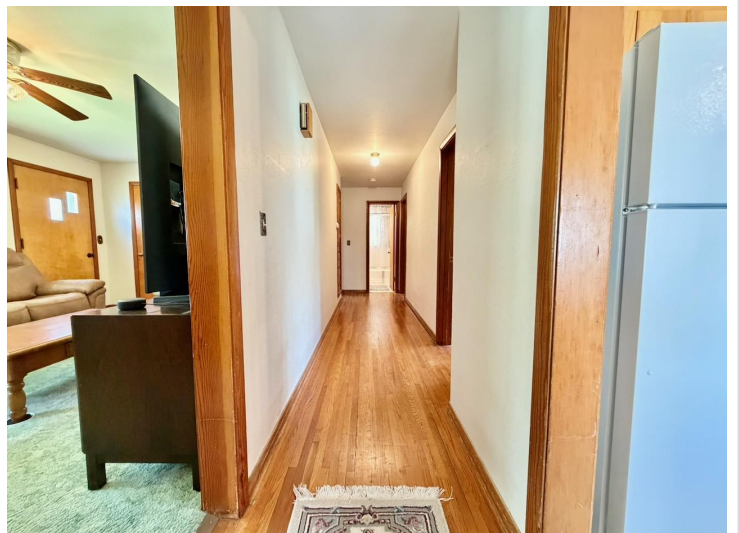
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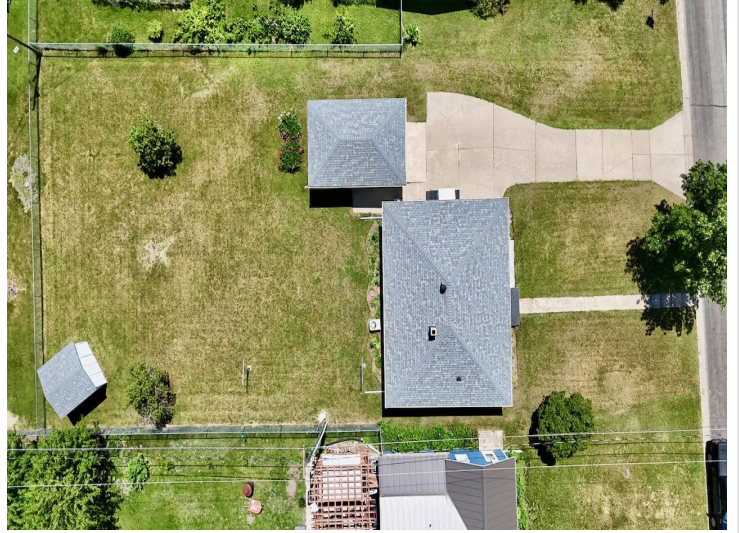
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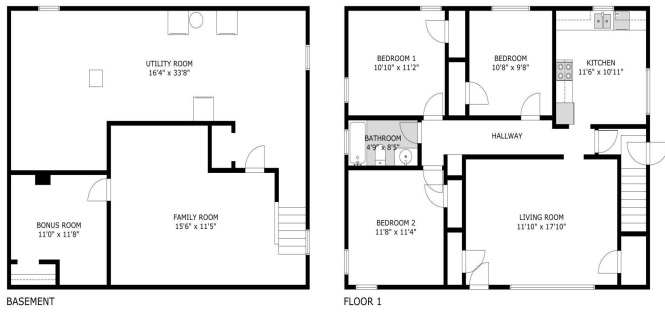
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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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