



MLS 7099101 Lake Home

\$389,900

2,352 sq ft
5 bedrooms
3 baths

23256 Rus Dic Circle
Fergus Falls MN 56537

Waterfront: Otter Tail River

Status: Active

Description:

Enjoy 85 feet of frontage on the beautiful Otter Tail River with this extensively updated, move-in-ready home offering the perfect combination of modern comfort and peaceful waterfront living. Whether you're relaxing by the water, kayaking or simply taking in the scenic views, this property offers a lifestyle that's hard to find.

Inside, the home has been beautifully refinished with numerous updates, including fresh paint, trim work, and an inviting kitchen featuring stainless steel appliances and warm wood accents. The true centerpiece is the new dining room addition, surrounded by windows that fill the space with natural light while providing stunning views of the wooded landscape and river beyond.

The finished lower level offers additional living space perfect for a family room, recreation area, home office, or guest accommodations, giving everyone room to spread out and enjoy.

Step outside to a spacious deck overlooking the private backyard, mature trees, and your 85 feet of Otter Tail River frontage. The garage and additional storage buildings provide ample space for vehicles, tools, recreational equipment, and all your river toys.

Whether you're searching for a year-round residence or a peaceful retreat, this beautifully updated waterfront property offers the best of both worlds—modern updates, abundant storage, and direct access to one of Minnesota's most desirable rivers.

Additional Details:

Year Built	1974
Lot Acres	1.416
Lot Dimensions	75x248
Garage Stalls	2
School District	544
Taxes	\$1,736
Taxes with Assessments	\$1,736
Tax Year	2025

Additional Features:

Basement: Finished **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air **Sewer:** Septic System Compliant - Yes **Water:** Well **Air Conditioning:** Central

Listed By:
Century 21 Atwood

Not affiliated with the Equal Housing Opportunity Act. This listing is the first time this property has been listed for sale. The first listing was on the left. 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

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