



MLS 7151582 Residential

\$325,900

2,364 sq ft
4 bedrooms
2 baths

1320 Mabelle Avenue
Fergus Falls MN 56537

Status: Active

Description:

Enjoy easy main floor living when you own this meticulously cared for 4 bedroom 2 bath home in Fergus Falls. Enter from the side door of the home and you will find a delightful 4 season living space/den. Just off of that space there is a "cook's dream" - an expansive kitchen/eating area with quartz countertops, newer appliances, and abundant storage. A peaceful and serene living room setting invites you to relax and leads you to the split entryway. Main floor also features two large bedrooms, a full bath (recently remodelled) and a separate laundry room and newer flooring throughout. On the lower level you will find two additional bedrooms, a remodelled 3/4 bath and a cozy family room. There are many possibilities for additional finished living space in a large bonus room big enough for a pool table, mechanicals, and storage. Mechanicals for this home feature a 2 year old furnace and A/C unit, a radon system and a brand new water heater (9/24/26). All of this, combined with the peaceful and pleasant location, make this a home you won't want to miss!

Additional Details:

Year Built	1973
Lot Acres	0.258
Lot Dimensions	75 x 150
Garage Stalls	3
Taxes	\$2,900
Taxes with Assessments	\$2,985
Tax Year	2026

Additional Features:

Basement: Block, Daylight/Lookout Windows **Fuel:** Natural Gas **Garage:** 3 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

From Pebble Lake Road Turn West onto Channing then turn South onto Mabelle Ave. House address is 1320. Please use the door off of Gustavus.



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



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

Affinity
REAL ESTATE INC

\$325,900
MLS 7151582 Residential
1320 Mabelle Avenue
Fergus Falls MN 56537



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$325,900
 MLS 7151582 Residential
 1320 Mabelle Avenue
 Fergus Falls MN 56537



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

Affinity
REAL ESTATE INC

\$325,900
MLS 7151582 Residential
1320 Mabelle Avenue
Fergus Falls MN 56537



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

Affinity
REAL ESTATE INC

\$325,900
MLS 7151582 Residential
1320 Mabelle Avenue
Fergus Falls MN 56537



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

Affinity
REAL ESTATE INC

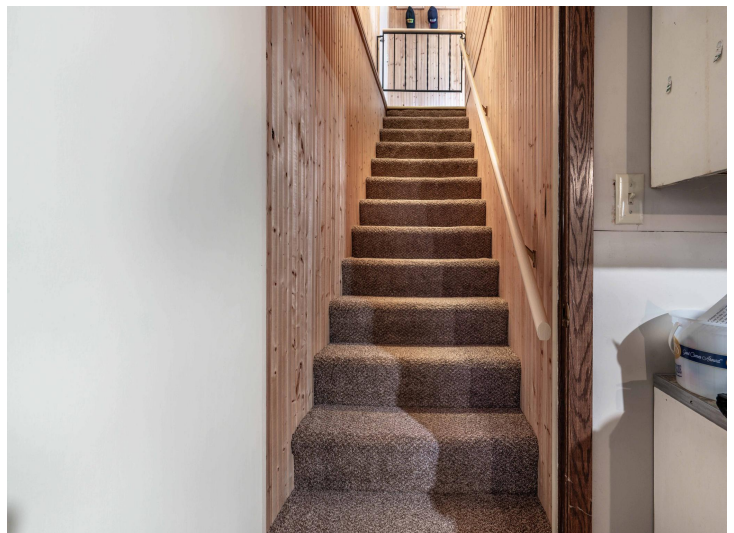
\$325,900
MLS 7151582 Residential
1320 Mabelle Avenue
Fergus Falls MN 56537



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$325,900
MLS 7151582 Residential
1320 Mabelle Avenue
Fergus Falls MN 56537



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



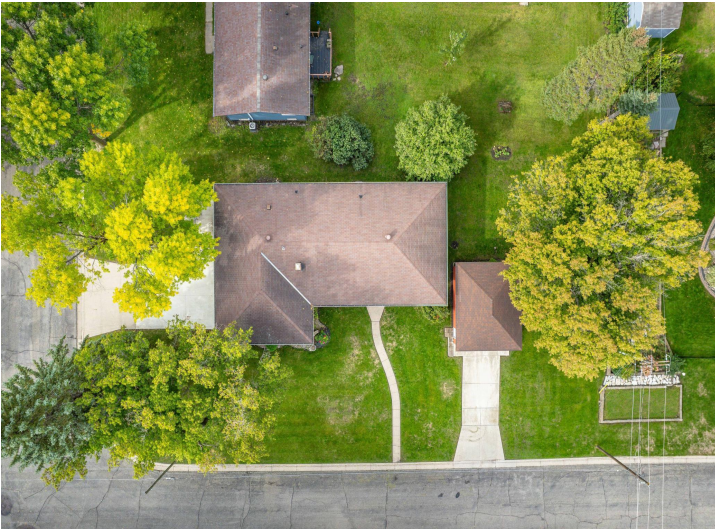
\$325,900
 MLS 7151582 Residential
 1320 Mabelle Avenue
 Fergus Falls MN 56537



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$325,900
 MLS 7151582 Residential
 1320 Mabelle Avenue
 Fergus Falls MN 56537



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$325,900
 MLS 7151582 Residential
 1320 Mabelle Avenue
 Fergus Falls MN 56537



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$325,900
MLS 7151582 Residential
1320 Mabelle Avenue
Fergus Falls MN 56537