



MLS 6743289 Residential

\$495,000

2,740 sq ft
4 bedrooms
2 baths

1110 Water Plant Road
Fergus Falls MN 56537

Status: Active

Description:

Welcome to this well-maintained 4-bedroom, 2-bathroom home with workshop paradise nestled on 1.37 acres on the edge of Fergus Falls. Offering the perfect blend of comfort, functionality, and outdoor space, this property is ideal for those seeking both peaceful living and a well-equipped shop setup. Inside, you'll find a warm and welcoming main level featuring a bright living room with a large picture window and wall A/C, a galley kitchen with oak cabinetry, and an informal dining area conveniently combined with the kitchen. Two bedrooms and a full bathroom complete the main floor. Upstairs includes two additional bedrooms and a spacious storage room. The lower level boasts a large family room, 3/4 bathroom, laundry room with utility sink and large countertop, a bonus/exercise room, an additional storage/bonus room with computer hookups, and even a second kitchen with a walkout — ideal for entertaining or potential separate living quarters. Enjoy added convenience with a reverse osmosis system at the kitchen sink, whole-house water filter, Kineticco water softener, and efficient natural gas radiant boiler heat. Step outside to enjoy two freshly painted decks, low-maintenance vinyl siding and windows, a fenced-in garden, and leaf guards on the gutters of both the house and the shop. A true standout is the oversized garage/shop — all heated except camper stall, with 3 feet of insulation, epoxy floors, steel wall liners, and 100 AMP electric service. Features include: main garage (26' x 36') featuring 2 stalls with epoxy floor coating, Liftmaster openers, air compressor service to all stalls, third stall (20' x 36') with hoist, fourth stall (16' x 36') ideal for camper storage, complete with plug-in and oversized door, fifth stall (28' x 22') set up as a carpentry shop, with an attached 28' x 13' lean-to wood shop, and a separate 10' x 12' garden shed for additional storage. Don't miss the opportunity to own this well-maintained, multi-functional property with extensive updates and features throughout. See the list of updates in Documents for full details.

Additional Details:

Year Built	1963
Lot Acres	1.37
Lot Dimensions	1.37 acres
Garage Stalls	5
School District	544
Taxes	\$3,675
Taxes with Assessments	\$3,760
Tax Year	2025

Broker Reciprocity Listed By:
Trilogy Real Estate

Basement: Block, Daylight/Lookout Windows, Finished, Full, Storage Space, Walk Out To Back, Electric, Natural Gas, Garage, 5, Heat, Baseboard, Boiler, Radiant, Sewer: Septic System Compliant - No, Water: Drilled, Well, Heat and Air Conditioning, Wall Unit(s)

Driving Directions:

Head east out of Fergus Falls on County Road 1 towards Lakeway Market, take a right onto Water Plant Road and go 0.2 miles property is on the left.



Call Affinity Real Estate

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