



MLS 6750806 Residential

**\$248,000**

1,687 sq ft  
4 bedrooms  
2 baths

801 Union Avenue  
Fergus Falls MN 56537

Status: Active

#### Description:

Welcome home to this charming and thoughtfully updated 4 bedroom 2 bath home nestled in the heart of Fergus Falls. The main level features a spacious kitchen with brand-new stainless steel appliances, an open dining room, living room, a main-floor bedroom, a  $\frac{3}{4}$  bath, and convenient laundry. Upstairs, you'll find three additional bedrooms and a full bathroom, offering flexibility for family, guests, or a home office. Thoughtful updates throughout include: Newer heat pump and central air for year-round comfort, Updated electrical, New main-floor windows, High-efficiency attic insulation, Spray-foamed crawl space and floor joists for added energy savings. The home also boasts a heated and insulated 3-car garage with insulated garage doors, perfect for Minnesota winters, and a paver patio out back for relaxing or hosting. Don't miss the opportunity to make this terrific home yours!

#### Additional Details:

Year Built	1911
Lot Acres	0.17
Lot Dimensions	50x150
Garage Stalls	3
School District	544
Taxes	\$1,834
Taxes with Assessments	\$1,834
Tax Year	2025

#### Additional Features:

**Basement:** Full, Unfinished **Fuel:** Natural Gas **Garage:** 3 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

#### Driving Directions:

South on Union to home on East side of the road.



Listed By:  
Keller Williams Realty Integrity

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