



MLS 6759839 Residential

**\$279,900**

2,008 sq ft  
3 bedrooms  
1 baths

17837 County Highway 1  
Fergus Falls MN 56537

Status: Active

#### Description:

Country Comfort Just Minutes from Town! Embrace peaceful living in this well-maintained 2,400 sq ft ranch-style home set on 2.5 acres of vibrant green space. With a spacious, open layout and classic 1960s design, this property blends timeless charm with thoughtful updates.

Main-level living is easy with three above-grade bedrooms, a full bath, and convenient laundry. Downstairs, a fourth bedroom is within reach—just add an egress window. The large family room is perfect for entertaining, whether you're hosting movie nights, playing games, or lining up shots on the pool table.

Classic features from the original design include solid construction, ample storage, and generously sized living spaces. Modern touches like vinyl windows, a compliant septic system, and an accessible ramp ensure comfort and convenience for years to come.

Step outside and enjoy the open landscape dotted with mature trees, shrubs, and two Purple Martin houses that invite these graceful birds to visit each season. Plus, the 30x40 steel shed with asphalt driveway offers endless possibilities—store your gear, park your vehicles, or create your dream workshop in its 1,200 sq ft space.

This move-in ready home offers the best of rural tranquility with quick access to town. Minimal maintenance and maximum comfort—it's ready for your next chapter.

#### Additional Details:

Year Built	1964
Lot Acres	2.5
Lot Dimensions	310x351
Garage Stalls	1
School District	544
Taxes	\$1,381
Taxes with Assessments	\$1,466
Tax Year	2025



Listed By:  
Trilogy Real Estate

**Basement:** Finished **Fuel:** Propane **Garage:** 1 **Heat:** Boiler, Hot Water  
None  
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#### Driving Directions:

COUNTY HIGHWAY 1 IS UNDER CONSTRUCTION. SEE DIRECTIONS IN DOCUMENTS FOR BEST ROUTE TO PROPERTY.



Call Affinity Real Estate

**218-237-3333**

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

**Info @ affinityrealestate.com**

