



MLS 6765031 Lake Home

**\$399,900**

2,019 sq ft  
3 bedrooms  
3 baths

24135 Aurdal River Road  
Fergus Falls MN 56537

Waterfront: Ottertail River

Status: Active

#### Description:

HUGE PRICE IMPROVEMENT on this beautiful country home!! Enjoy the peace and quiet this delightful country home offers, just minutes outside of Fergus Falls. This single-owner property offers an abundance of functional spaces both indoors and out. An open floor plan on the main level including 2 bedrooms and 2 baths, a full kitchen with a breakfast bar, large pantry, and stunning Ottertail River sunset views. A large family room and an additional bedroom plus bath on the lower level, and an option to finish a 4th bedroom with the addition of an egress window. Seller installed a new furnace in 2024, a new pressure tank in 2018, and will be replacing the drain field to make the septic compliant. The oversized 2 stall attached garage offers plenty of room for vehicles, plus toys, storage shelves and much more. The bonus 22 x 18 tuck-under cold storage area allows plenty of room for the lawn mower, 4-wheeler, and other extras without cluttering your garage. Seller will be updating the drain field to make the septic system compliant. Call your favorite realtor for a showing on this beautiful property today!

#### Additional Details:

Year Built	2003
Lot Acres	2.8
Lot Dimensions	160 x 320 250 x 404
Garage Stalls	2
School District	544
Taxes	\$2,874
Taxes with Assessments	\$2,874
Tax Year	2025

#### Additional Features:

**Basement:** Block, Finished, Full, Concrete, Storage Space **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air, Radiant Floor **Sewer:** Septic System Compliant - No **Water:** Drilled, Private, Well **Air Conditioning:** Central Air

#### Driving Directions:

Co Rd 1 north of Fergus Falls to Sophus Anderson Road. Then left on Aurdal River Road to property on the left.



Listed By:  
Trilogy Real Estate

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**218-237-3333**

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



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470