



MLS 6779247 Residential

**\$45,000**

1,406 sq ft  
4 bedrooms  
1 baths

536 Linden Street  
Fergus Falls MN 56537

Status: Active

#### Description:

Looking for a winter project? This 3+ bedroom, 1 bath home is full of character and ready for its next chapter. Offering spacious living areas, you'll find a large main level living room, formal dining room, and kitchen with a walk-in pantry, providing the perfect foundation for your vision. Continue upstairs to find 3 bedrooms, a den, and a full bathroom. Step outside to find a back deck and a detached single-stall garage. Recent updates include a new natural gas boiler and roof, in addition to an updated block foundation, giving you a solid start toward restoration. With its classic layout and timeless detail, this home is waiting to be brought back to its original charm. Sold as-is, this property is the perfect opportunity for investors, renovators, or anyone ready to create their dream home. Don't miss the chance to unlock the full potential of this character-filled residence! Owner is a licensed real estate agent in the State of Minnesota. Property sold as-is.

#### Additional Details:

Year Built	1915
Lot Acres	0.19
Lot Dimensions	55x150
Garage Stalls	1
School District	544
Taxes	\$1,289
Taxes with Assessments	\$1,374
Tax Year	2025

#### Additional Features:

**Basement:** Block, Full, Unfinished **Fuel:** Natural Gas **Garage:** 1 **Heat:** Boiler **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** None

#### Driving Directions:

From the intersection of Lincoln Ave and Broadway, North on Broadway, right on Linden St to property on the left.



Listed By:  
Andrew Yaggie Real Estate

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