



MLS 7005505 Residential

**\$130,000**

1,264 sq ft

3 bedrooms

1 baths

217 2nd Avenue  
Rothsay MN 56579

Status: Active

**Description:**

This home has been refreshed throughout, featuring new flooring, new subfloor in main level bedroom & living room, updated trim, modern fixtures, a new toilet, and fresh paint, creating a clean and inviting interior ready for its next owner or occupant.

Major mechanical systems were updated in 2024, including the furnace, central air conditioning, and water heater, providing peace of mind and improved efficiency. The heated garage adds year-round convenience and functionality, ideal for Minnesota winters and additional workspace or storage needs. Updates were completed in 2025 with comfort and practicality in mind, offering a move-in-ready opportunity.

Situated in a quiet small-town setting, the property provides an excellent balance of community living and accessibility. It is conveniently located approximately 40 minutes from the Fargo–Moorhead area and about 20 minutes from Fergus Falls, making it a great option for those seeking a more relaxed setting while remaining within reasonable distance of larger employment, shopping, and entertainment hubs.

This well-maintained property offers a solid opportunity for buyers or investors looking for quality updates, functional features, and a convenient regional location.

**Additional Details:**

Year Built	1900
Lot Acres	0.172
Lot Dimensions	50x150
Garage Stalls	2
School District	2302
Taxes	\$1,310
Taxes with Assessments	\$1,310
Tax Year	2025

**Additional Features:**



Fuel: Oil Garage: 2 Heat: Forced Air Sewer: City Sewer/Connected Water: City Water/Connected Air Conditioning: eXp Realty (3523 FGO)

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