



MLS 7006549 Residential

**\$389,000**

2,760 sq ft  
4 bedrooms  
2 baths

1110 Water Plant Road  
Fergus Falls MN 56537

Status: Active

#### Description:

Welcome to 1110 Water Plant Road, a rare and versatile edge-of-town property offering space, privacy, and functionality on 1.37 acres. This thoughtfully designed 4-bedroom, 2-bathroom home provides flexibility for a variety of living arrangements, with two bedrooms on the main level and two bedrooms upstairs, plus generous storage throughout. The main floor living area is warm and inviting, highlighted by a large picture window that fills the space with natural light and creates a welcoming atmosphere for everyday living or entertaining. Step outside to enjoy two decks, perfect for morning coffee, grilling, or relaxing while overlooking the expansive yard. The lower level significantly expands the home's potential, featuring a large family room, a bonus room with the possibility of an additional bedroom, a  $\frac{3}{4}$  bathroom, laundry room, and a convenient kitchenette. With a walk-out door, this level is ideal for a guest suite, multi-generational living, or even a private entertaining space. Outside, the property continues to impress with a large yard and fenced-in garden, offering room to grow, play, or simply enjoy the peace of being just outside city limits. What truly sets this property apart is the exceptional garage and workshop setup. The first heated 26x36 garage includes two heated stalls, epoxy floor coating, and air compressor service to all stalls. The second heated 20x36 garage stall/shop space is equipped with a hoist, while the third 16x36 stall is ideal for camper or oversized storage, complete with an oversized door and plug-in. A separate 28 x 22 workshop with overhead door is fully set up as a carpentry shop, complemented by a 13 x 28 lean-to wood shop and an additional 10 x 12 storage shed. Offering the perfect balance of country space with town convenience, this is a one-of-a-kind opportunity with endless possibilities.

#### Additional Details:

Year Built	1963
Lot Acres	1.37
Lot Dimensions	190 x 313
Garage Stalls	5
School District	1944
Taxes	\$3,675
Taxes with Assessments	\$3,760
Tax Year	2025

#### Additional Features:

**Full Fuel:** Array **Garage:** 5 **Heat:** Baseboard, Boiler, Radiant, Solar, Private Sewer, Septic System Compliant - No  
Listed By: **Andrew Yagie Real Estate**  
Listing: **Wall Unit(s)**

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