



MLS 7011316 Residential

\$489,000

1,647 sq ft
2 bedrooms
2 baths

736 Oak Trail
Fergus Falls MN 56537

Status: Active

Description:

Welcome to effortless luxury living at River Oaks Village, West Central Minnesota's premier 55+ private community offering beautifully designed townhomes and standalone residences. Located at 736 Oak Trail, this exceptional 2-bedroom, 2-bath townhome blends comfort, security, and convenience. The open-concept layout is enhanced by a trayed ceiling and abundant natural light, while a thoughtfully designed laundry room and generous closet space add everyday ease. The private primary suite features a spa-inspired bath with double sinks, a walk-in shower, and an oversized walk-in closet that also serves as a storm shelter and safe room providing peace of mind year-round. A standout feature is the attached, heated 653 sq. ft. two-stall garage, perfect for Minnesota winters and extra storage. The \$185/month association fee covers lawn care, irrigation, snow removal, and most exterior maintenance, allowing you to truly enjoy low-maintenance living. A trail system along the north edge of the property seamlessly connects you to Fergus Falls and its extensive trail network, and you'll love the association-owned pathway and private dock providing access to the Ottertail River. With quality finishes and thoughtful details throughout, this is a home you truly need to experience in person, schedule your private showing today.

Additional Details:

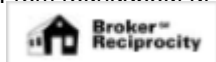
Year Built	2023
Lot Acres	0.1
Lot Dimensions	50x88
Garage Stalls	2
School District	1944
Taxes	\$3,589
Taxes with Assessments	\$3,674
Tax Year	2025

Additional Features:

Basement: None **Fuel:** Array **Garage:** 2 **Heat:** Boiler, Forced Air, Heat Pump, In-Floor Heating **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air, Heat Pump

Driving Directions:

From roundabout at Tower Rd and Alcott, E on Alcott, left on Oak Trail, turn right



Listed By:
Andrew Yaggie Real Estate

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218-237-3333

info@affinityrealestate.com



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