



MLS 7018664 Residential

**\$259,900**

2,719 sq ft  
3 bedrooms  
3 baths

702 Beech Avenue  
Fergus Falls MN 56537

Status: Pending

#### Description:

Step back in time with this unique 3 bedroom, 3 bathroom home in Fergus Falls — Be only its fourth owner in nearly 100 years. Featuring over 2,300 sq ft on the main level alone, you'll find flexible living with multiple dining and gathering spaces alongside main floor bedrooms and bathrooms. Modern comforts include a forced air furnace with central air, in-floor heat, and low maintenance cement board siding and architectural shingles. Outside, an expansive lot frames sweeping views and extensively landscaped grounds. The insulated two stall garage offers upper level storage, plus a heated workshop perfect for hobbies or projects. Formerly The Candy Bar candy and ice cream store, this property blends storied charm with contemporary convenience — don't miss your chance to make it your own!

#### Additional Details:

Year Built	1890
Lot Acres	0.42
Lot Dimensions	Irregular
Garage Stalls	3
School District	1944
Taxes	\$3,228
Taxes with Assessments	\$3,228
Tax Year	2025

#### Additional Features:

**Basement:** Other, Sump Pump, Unfinished **Fuel:** Array **Garage:** 3 **Heat:** Boiler, Forced Air, In-Floor Heating **Sewer:** City Sewer/Connected  
**Water:** City Water/Connected **Air Conditioning:** Central Air

#### Driving Directions:

Head N on Union Ave and turn E onto W Summit Ave. Turn N onto Friberg Ave and proceed until you reach the property.



Listed By:  
Keller Williams Realty Professionals

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