



MLS 7049842 Residential

\$249,000

1,872 sq ft
3 bedrooms
2 baths

400 Douglas Avenue
Fergus Falls MN 56537

Status: Active

Description:

This beautifully updated home blends classic charm with modern convenience. This home features three bedrooms, 2 baths, large living room, central air, a sun-filled four-season room, a practical mudroom with main-floor laundry, and a charming open front porch. The main level is mostly handicap accessible, while the walk-out lower level offers more living space, storage. All kitchen appliances, washer, and dryer are included. The oversized attached double garage provides ample parking and storage. Nearly all windows have been replaced, and the exterior combines steel, SmartBoard, and vinyl siding. Storage shed is included as well. Douglas is set for new paved roads, with approximately \$19,000 in special assessments. Buyers can choose: assume the assessments at \$230,000 or have them fully paid by the seller at \$249,000.

Additional Details:

Year Built	1953
Lot Acres	0.326
Lot Dimensions	100x120
Garage Stalls	2
School District	1944
Taxes	\$2,690
Taxes with Assessments	\$2,690
Tax Year	2025

Additional Features:

Basement: Block, Partially Finished **Fuel:** Array **Garage:** 2 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

West of S Union to 400 w douglas(Corner lot)



Listed By:
eXp Realty

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