



MLS 7066840 Residential

\$185,000

1,342 sq ft
3 bedrooms
1 baths

610 Springen Avenue
Fergus Falls MN 56537

Status: Active

Description:

Listing agents are owners: We welcome you to experience 610 Springen avenue! This home has been enjoyed and cared for by the same owner for 20 years. The updated Norandex Windows fill the rooms with natural light while the willow tree provides shade, privacy, and beautiful views. The lower level offers exciting potential, featuring a 286 sq ft finished room that could serve as a fourth bedroom with the addition of an egress platform. The remaining expansive space offers a simple path to significantly expand your living space and build instant equity. Experience the comfort of radiant style boiler heat known for maintaining better air quality and humidity in the colder months paired with window AC units offering flexible room by room cooling allowing you to control comfort while keeping energy costs in check. COREtec luxury vinyl floor is throughout the main floor - "100% waterproof, kid proof, and pet proof."

Outdoor living is a highlight, featuring a welcoming front deck, a relaxing back deck, and private backyard patio—perfect for making the most of every day. Shingles replaced in September 2016 adding further peace of mind. Decks are regularly maintained and will be freshly stained prior to closing. Attached dog kennel off the front deck can remain, it provides a practical and discreet way to manage pets while helping maintain a clean, usable yard. All offers contingent on seller's finding suitable housing.

Additional Details:

Year Built	1972
Lot Acres	0.48
Lot Dimensions	78x240
Garage Stalls	2
School District	544
Taxes	\$1,664
Taxes with Assessments	\$1,664
Tax Year	2026

Additional Features:

Basement: Block, Daylight/Lookout Windows, Full, Partially Finished, Sump Basket, Sump Pump **Fuel:** Natural Gas **Garage:** 2 **Heat:** Boiler **Sewer:** City Sewer - In Street **Water:** City Water - In Street **Air Conditioning:** Window Unit(s)

Driving Directions:



North on Springen ave, house on right. From Fir ave turn left on the Springen ave to 600 block home on left.

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