



MLS 7095442 Residential

**\$345,000**

1,634 sq ft  
2 bedrooms  
3 baths

1749 Aspen Lane  
Fergus Falls MN 56537

Status: Active

**Description:**

This Aspen twin home, the last to be built in 2014, has been well-cared-for by the original owner. The 3264 sf home features a large living room with built-in bookshelves, fireplace, and bay window facing the street. The kitchen is extra roomy and bright with special ordered wood cupboards, stainless steel appliances and convenient center island with seating. Two bedrooms are on the main floor, one being a primary suite with walk-in closet and 3/4 bathroom, the other with large wall closet and conveniently located next to a full bathroom. The main floor laundry room has extra storage and sink vanity. The insulated garage with entry located near the front, has no step up into the home and has in-floor heat. Enjoy the outdoors in the private 12x12 deck on the back of the home, just off the kitchen, or the patio accessed by the walkout door in the basement, or the welcoming front porch with visibility of the street. The unfinished basement has in-floor heat and a 1/2 bathroom, but is huge, clean and very usable in its present state, and could easily be refinished to your needs and taste. The \$250 monthly association fee covers mowing, sprinkler system, snow removal and exterior maintenance.

**Additional Details:**

Year Built	2014
Lot Acres	0.031
Lot Dimensions	54x51
Garage Stalls	2
School District	544
Taxes	\$3,491
Taxes with Assessments	\$3,576
Tax Year	2026

**Additional Features:**

**Basement:** Full, Storage Space, Unfinished, Walkout **Fuel:** Natural Gas **Garage:** 2 **Heat:** In-Floor Heating **Sewer:** City Sewer/Connected  
**Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

From Lincoln Ave, turn south on N Tower Rd, then turn right onto Western Ave. Turn left on Aspen Ln and follow to 1749 Aspen Ln.



Listed By:  
Century 21 Atwood

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