



MLS 7111320 Residential

**\$120,000**

780 sq ft  
1 bedrooms  
2 baths

620 Adolphus Avenue  
Fergus Falls MN 56537

Status: Coming Soon

#### Description:

Move-in ready with major updates already completed! This well-maintained 1-bedroom, 2-bath home offers approximately 780 finished square feet on the main level with a functional layout designed for comfortable everyday living. The main level features a bedroom and full bathroom. The finished lower level includes a spacious bonus room, a recently updated second bathroom, and laundry space. With the addition of an egress window, the bonus room has the potential to become a legal second bedroom. Recent improvements include a brand-new roof on both the home and the detached one-stall garage. The garage also features an automatic garage door opener for added convenience. A semi-finished attic, accessible by stairs, provides valuable additional storage space. Situated on a 0.17-acre lot, the property offers manageable outdoor space with room to enjoy.

#### Additional Details:

|                        |        |
|------------------------|--------|
| Year Built             | 1928   |
| Lot Acres              | 0.172  |
| Lot Dimensions         | 50x150 |
| Garage Stalls          | 1      |
| Taxes                  | \$694  |
| Taxes with Assessments | \$694  |
| Tax Year               | 2026   |

#### Additional Features:

**Basement:** Block, Partially Finished **Fuel:** Natural Gas **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected  
**Air Conditioning:** Window Unit(s)

#### Driving Directions:

From E Vernon Ave, Turn onto S Sheridan Street, head south for 0.6 miles, turn left onto E Adolphus Ave, Property will be on the right.



Listed By:  
Keller Williams Classic Rlty N

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