



MLS 7131167 Residential

\$249,900

1,683 sq ft
3 bedrooms
2 baths

724 Channing Avenue
Fergus Falls MN 56537

Status: Coming Soon

Description:

The finishing touches are going on now so you can take a look on 8/24/26. You will fall in love with the .44 acre property that is fully fenced in and in the heart of Fergus Falls. Lake Charles in the back yard provides a secluded sanctuary for your yard games, bon fires or just chillin. The exterior was painted in 2025 and the interior also has updated neutral colors. Bedroom floors still have the original oak but the major portion of the main level is high quality laminate for ease of use and care. The updated white craftsman style kitchen is open to the living space, separated only by an eating bar. The large living space on the main floor is visible from both the kitchen and dining room so it's a perfect place to entertain. The lower level also has a large family room with a large bedroom with walk in closet just on the other side of the French doors. The lower bathroom is accessible through the laundry room or the bedroom and boasts of a 4x6 tiled walk in shower. The house is vacant and ready for a quick sale and at this price, you better take a look ASAP. Currently it is being staged and professionally cleaned so all you need to do is move in.

Additional Details:

Year Built	1959
Lot Acres	0.402
Lot Dimensions	60x320
Garage Stalls	1
Taxes	\$1,892
Taxes with Assessments	\$1,892
Tax Year	2026

Additional Features:

Basement: Partially Finished **Fuel:** Natural Gas **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

from Lincoln, head S on Union. Turn E on Vernon, turn W on Channing and go 2 blocks to house on Left



Listed By:
Trilogy Real Estate

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