



MLS 7151582 Residential

\$325,900

2,364 sq ft
4 bedrooms
2 baths

1320 Mabelle Avenue
Fergus Falls MN 56537

Status: Active

Description:

Enjoy easy main floor living when you own this meticulously cared for 4 bedroom 2 bath home in Fergus Falls. Enter from the side door of the home and you will find a delightful 4 season living space/den. Just off of that space there is a "cook's dream" - an expansive kitchen/eating area with quartz countertops, newer appliances, and abundant storage. A peaceful and serene living room setting invites you to relax and leads you to the split entryway. Main floor also features two large bedrooms, a full bath (recently remodelled) and a separate laundry room and newer flooring throughout. On the lower level you will find two additional bedrooms, a remodelled 3/4 bath and a cozy family room. There are many possibilities for additional finished living space in a large bonus room big enough for a pool table, mechanicals, and storage. Mechanicals for this home feature a 2 year old furnace and A/C unit, a radon system and a brand new water heater (9/24/26). All of this, combined with the peaceful and pleasant location, make this a home you won't want to miss!

Additional Details:

Year Built	1973
Lot Acres	0.258
Lot Dimensions	75 x 150
Garage Stalls	3
Taxes	\$2,900
Taxes with Assessments	\$2,985
Tax Year	2026

Additional Features:

Basement: Block, Daylight/Lookout Windows **Fuel:** Natural Gas **Garage:** 3 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

From Pebble Lake Road Turn West onto Channing then turn South onto Mabelle Ave. House address is 1320. Please use the door off of Gustavus.



Listed By:
Trilogy Real Estate

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