



MLS 7156361 Residential

\$199,900

1,736 sq ft
3 bedrooms
2 baths

740 Gustavus Avenue
Fergus Falls MN 56537

Status: Active

Description:

Welcome home to this well-cared-for 3-bedroom, 2-bath rambler situated on a beautiful, spacious corner lot. This home offers three bedrooms all on one level, a finished basement with a large family room, egress window, and plenty of space to relax, entertain, or enjoy movie nights. The main level features original oak hardwood floors underneath the existing carpet, offering the opportunity to bring out the home's classic character. You'll also enjoy year-round comfort with a high-efficiency gas forced-air furnace and central air. Durable steel siding and a 2.5-stall attached garage add to the home's appeal and functionality. Priced with room to remodel and make it your own, this home gives you the flexibility to update it right away or make improvements over time. With a great layout, spacious corner lot, solid features, and excellent care, this is a wonderful opportunity to create a home that fits your style for years to come.

Additional Details:

Year Built	1954
Lot Acres	0.27
Lot Dimensions	120x100
Garage Stalls	2
Taxes	\$1,537
Taxes with Assessments	\$1,622
Tax Year	2026

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air

Driving Directions:

From Lincoln Ave and Union Ave go south on Union Ave for .4 miles, turn left onto W Vernon Ave .7 miles, turn right onto E Channing Ave .1 miles, left onto S Mabelle Ave .3 miles and turn right onto E Gustavus Ave. Home will be on your left.



Listed By:
Keller Williams Realty Professionals

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