



MLS 6696081 Residential

**\$299,500**

1,613 sq ft  
3 bedrooms  
2 baths

4240 Irvine Avenue  
Bemidji MN 56601

Status: Closed

**Description:**

Great one level home at the Villa's at Nature's Edge. Over 1600 sq ft, 3 bedrooms, 2 full bathrooms, excellent condition. Attached finished and heated 2 car garage. Walk-in pantry. This is an ideal north end location near medical facilities, shopping, pickleball courts and all that Bemidji has to offer. The home is located at the end of a cul-de-sac so it's very private but extremely convenient. The association fees take care of snow removal, lawn care, and garbage service. If you desire a property with less maintenance but you're not ready for an apartment or townhome, you owe it to yourself to look at this property.

**Additional Details:**

Year Built	2013
Lot Acres	0.15
Lot Dimensions	61x96
Garage Stalls	2
School District	31
Taxes	\$3,326
Taxes with Assessments	\$3,325
Tax Year	2025

**Additional Features:**

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

**Driving Directions:**

East on Paul Bunyan Dr, left on Irvine Ave 1 mile, right into Nature's Edge development. Right at the "T" and follow to end of cul-de-sac. #22 will be on the left.



Listed By:  
Century 21 Dickinson

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