



MLS 6601340 Lake Home

**\$256,000**

830 sq ft  
1 bedrooms  
1 baths

715 Lake Shore Drive  
Bemidji MN 56601

Waterfront: Bemidji (main lake)

Status: Active

#### Description:

Welcome to The Bixby, Bemidji's premier condominium development on the picturesque South Shore of Lake Bemidji! This luxurious residence features secure indoor parking, lake side patio, two elevators, triple-pane windows, and soundproof insulation to ensure your comfort and privacy. Each residence is equipped with elegant quartz countertops and Onyx Shower systems. This particular floor plan, 'The MacGregor,' is a 1 bedroom, 1 bath home spanning 830 square feet. Located on the first floor, Unit 104 offers southern exposure and easy access to the outdoors. A bike trail conveniently runs by, connecting you to downtown Bemidji, Lake Bemidji State Park, and a delightful public beach just a short walk away. For boating enthusiasts, the city boat slips are located right outside your back door and offer space for Bixby residents. Additionally, the Sanford Center, home of Bemidji State hockey and a popular venue for concerts and entertainment, is nearby. Included in the association fee are natural gas, water, sewer, refuse, snow removal, and landscaping services, making for a hassle-free living experience. Enjoy lake living without the upkeep—schedule your showing today and discover the exceptional lifestyle awaiting you at The Bixby!

#### Additional Details:

Year Built	2022
Lot Dimensions	348x228
Garage Stalls	1
School District	31
Taxes	\$3,318
Taxes with Assessments	\$3,318
Tax Year	2025

#### Additional Features:

**Basement:** None **Fuel:** Electric **Garage:** 1 **Heat:** Heat Pump **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Ductless Mini-Split

#### Driving Directions:

East on 1st Street to Central Ave SE, Left to Lakeshore Drive



Listed By:  
Lake-N-Woods Realty

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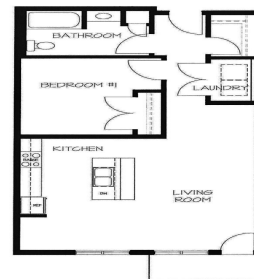
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Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470





1 BEDROOM #104

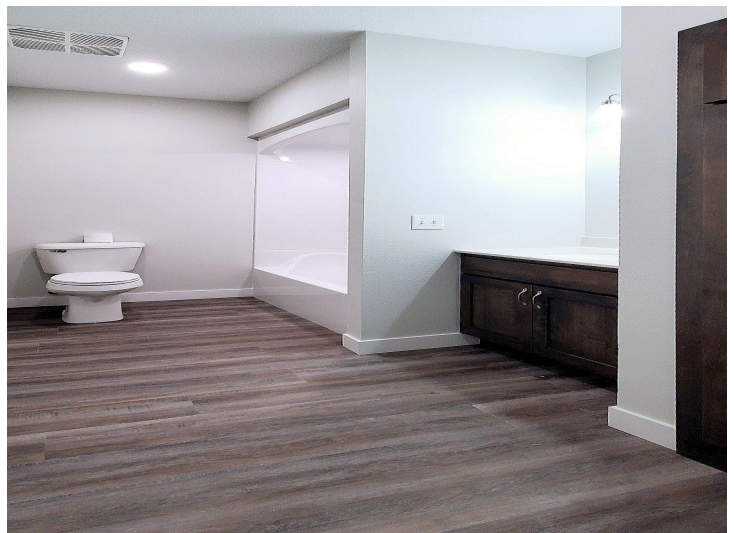


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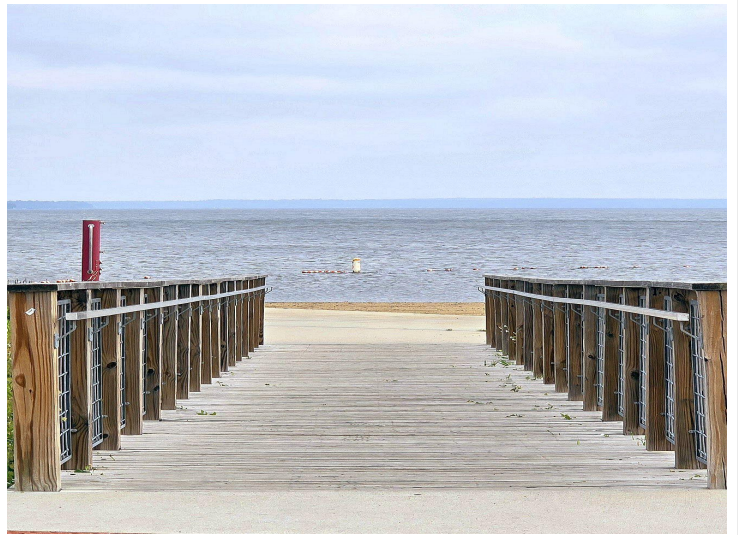
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The **MacGregor**



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