



MLS 6719638 Lake Home

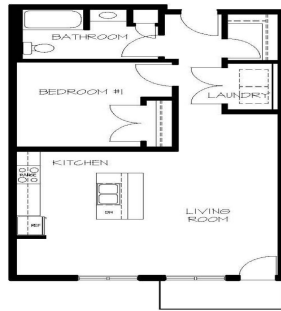
**\$269,215**

830 sq ft  
1 bedrooms  
1 baths

715 Lake Shore Drive  
Bemidji MN 56601

Waterfront: Bemidji (main lake)

Status: Active



1 BEDROOM  
#104

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#### Description:

Welcome to The Bixby, Bemidji's premier condominium on the beautiful South Shore of Lake Bemidji! This luxurious residence features secure indoor parking, a lakeside patio, two elevators, triple-pane windows, and soundproof insulation for your comfort and privacy. Unit 204, known as 'The MacGregor,' is a 1 bedroom, 1 bath home spanning 830 square feet on the second floor. It offers southern exposure and easy outdoor access, with a bike trail nearby connecting you to downtown Bemidji, Lake Bemidji State Park, and a public beach. Boating enthusiasts will appreciate the city boat slips located just outside your door. Your association fee covers natural gas, water, sewer, trash removal, snow removal, and landscaping services, allowing for a hassle-free living experience. Experience luxurious lake living—schedule your showing today at The Bixby!

#### Additional Details:

|                        |         |
|------------------------|---------|
| Year Built             | 2022    |
| Lot Acres              | 0.06    |
| 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:** Ductless Mini-Split, Heat Pump **Sewer:** City Sewer/Connected **Water:** City Water/Connected  
**Air Conditioning:** Ductless Mini-Split

#### Driving Directions:

Paul Bunyan Drive S., turn East on Lake Ave. Take the first left, go around the roundabout, turn right at the stop sign condos are on the left.



Listed By:  
Lake-N-Woods Realty

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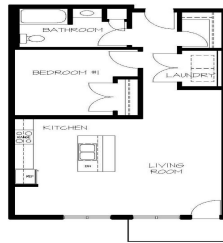
Call Affinity Real Estate

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