



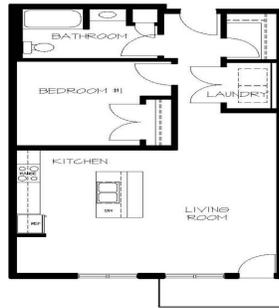
MLS 6719638 Residential

**\$269,215**

830 sq ft  
1 bedrooms  
1 baths

715 Lake Shore Drive  
Bemidji MN 56601

Status: Canceled



1 BEDROOM  
#104

PDF created with pdfFactory trial version [www.pdffactory.com](http://www.pdffactory.com)

**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	1386
Taxes	\$3,318
Taxes with Assessments	\$3,318
Tax Year	2025

**Additional Features:**

**Basement:** None **Fuel:** Array **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

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



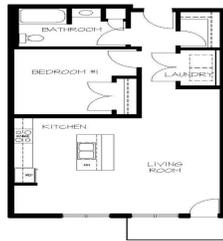
Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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



1 BEDROOM #104

PDF created with pdfFactory trial version [www.pdffactory.com](http://www.pdffactory.com)



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



**\$269,215**  
 MLS 6719638 Residential  
 715 Lake Shore Drive  
 Bemidji MN 56601