



MLS 6816687 Residential

**\$250,000**

2,298 sq ft  
3 bedrooms  
2 baths

3408 Cedar Lane  
Bemidji MN 56601

Status: Pending

#### Description:

Opportunity knocks with this 3 bedroom, 2 bathroom home in Bemidji, MN. Built in 1976 and lovingly maintained, this property is ready for a new owner to bring fresh updates. With cosmetic improvements such as new carpet, paint, and fixtures, you can transform this solid house into a modern gem—all while staying within budget. The third bedroom could easily be divided to add a 4th bedroom.

Set in a desirable, established neighborhood, the location offers unbeatable convenience. Sanford Hospital, shopping, restaurants, parks, and recreational trails are just minutes away, making everyday living easy and enjoyable.

Priced competitively to reflect the updates needed, this home is ideal for first-time buyers, investors, or anyone looking for affordable Bemidji real estate with strong potential. Sweat equity here means instant value, and the chance to customize a home to your taste.

#### Additional Details:

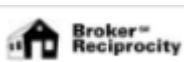
Year Built	1976
Lot Acres	0.34
Lot Dimensions	88x167
Garage Stalls	2
School District	1386
Taxes	\$3,560
Taxes with Assessments	\$3,560
Tax Year	2025

#### Additional Features:

**Basement:** Finished, Full **Fuel:** Array **Garage:** 2 **Heat:** Baseboard, Fireplace(s) **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

#### Driving Directions:

north on Irvine Ave, left at 35th St to property on left



Listed By:  
Edina Realty, Inc.

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Call Affinity Real Estate

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