



MLS 6816919 Residential

**\$164,500**

885 sq ft  
3 bedrooms  
1 baths

1708 Irvine Avenue  
Bemidji MN 56601

Status: Active

#### Description:

Welcome to 1708 Irvine Avenue NW in Bemidji — a charming 1800+ sq/ft home with character, potential, and an unbeatable location! Featuring ABC Seamless siding and gutters, this property offers both durability and curb appeal.

Inside, you'll find three main-floor bedrooms and a full bathroom, along with a bright and spacious living room that includes a convenient coat closet near the entry. The main floor has original hardwood flooring. Just off the living room is a flexible area that could serve as a dining room, office, or reading nook — be sure to check out the virtual tour for furnishing ideas! The kitchen, though compact, makes great use of space and even accommodates a small table for casual dining.

The lower level is completely unfinished, providing nearly 900 square feet of opportunity. Whether you're envisioning a family room, additional bedrooms (with the addition of egress windows), or a recreation area, this basement offers endless possibilities for expansion and customization.

The attached garage provides space for a midsize vehicle plus extra storage. Outside, the generous city lot offers a welcoming driveway, a sidewalk leading to the front door, and a peaceful backyard shaded by mature trees, including a beautiful blooming crab apple tree — perfect for relaxing or entertaining outdoors.

Conveniently located close to Bemidji State University, downtown shopping and dining, and just a few blocks off Paul Bunyan Drive, this home is also near schools, parks, and local amenities — making it ideal for a variety of lifestyles.

Whether you're a first-time buyer, investor, or someone looking to put their personal touch on a solid home, 1708 Irvine Avenue is a wonderful opportunity in the heart of Bemidji!

#### Additional Details:

Year Built 1956  
Lot Acres 0.211  
Lot Dimensions 75x122  
Garage Stalls 1

School District 1386  
Listed By: \$1,972  
Headwaters Realty Services LLC

Taxes with Assessments \$1,972  
Affinity Real Estate Inc. participates in the Regional Multiple Listing  
Tax Year of Minnesota, Inc Broker Reciprocity (sm) program, allowing  
2025 us to display other broker's listings on our website. All properties are  
Additional Features: change or withdrawal.

Basement: Block Fuel: Array Garage: 1 Heat: Forced Air Sewer: City Sewer/Connected Water: City Water/Connected Air Conditioning:  
Central Air



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

#### Driving Directions:

Paul Bunyan Drive, North on 15th Street, turn right on 1st Street, turn right on 1708 Irvine Avenue.





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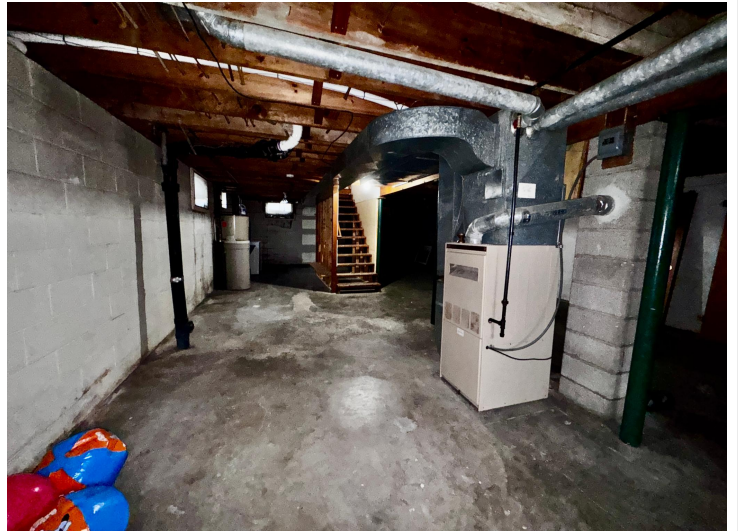


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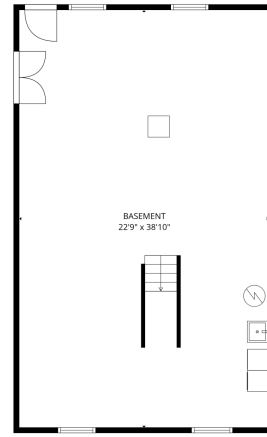
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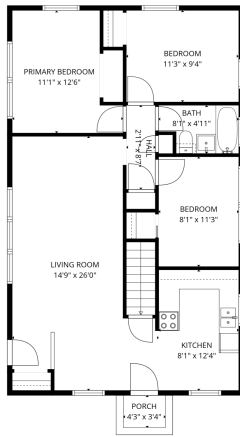


FLOOR 1



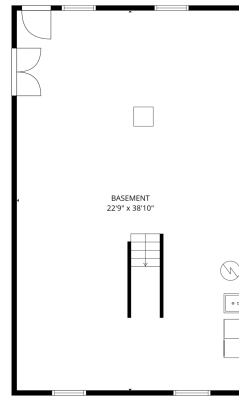
**TOTAL: 885 sq. ft.**  
 FLOOR 1: 0 sq. ft. FLOOR 2: 885 sq. ft.  
 EXCLUDED AREAS: BASEMENT: 885 sq. ft. PORCH: 23 sq. ft. WALLS: 126 sq. ft.

FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

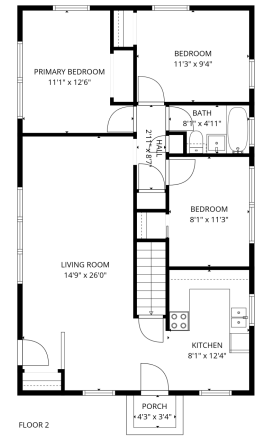


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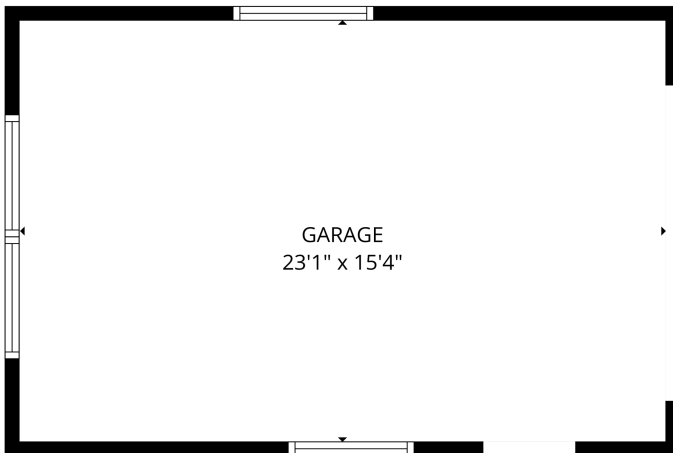
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FLOOR 2

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