



MLS 7026845 Lake Home

\$234,750

1,136 sq ft
2 bedrooms
2 baths

403 Clausen Avenue
Bemidji MN 56601

Waterfront: Irving

Status: Pending

Description:

Maintenance free living meets lake lifestyle in this beautifully updated 2 bed, 1 full + 3/4 bath second-floor condo in the Marina Villas community. Well maintained, new carpet, and vaulted ceilings create a bright, airy feel throughout. Enjoy peaceful southeast views from your private deck; perfect for morning coffee. The primary suite features a private 3/4 bath and walk-in closet, while the second bedroom offers flexibility for guests, office, or fitness space. Large closets, in-unit laundry, secured entry, and a double stall garage add everyday convenience. Enjoy year-round access to Lake Bemidji's chain via Lake Irvine through the Recreation Association for just \$250/year. Optional \$150/year boat slip includes private marina, boat launch, and beach access. HOA covers heat, water, snow, lawn care, and exterior maintenance — lock and leave living at its best. Close to shopping, coffee, trails, and snowmobiling. True northern Minnesota lifestyle with comfort and ease.

Additional Details:

Year Built	1997
Lot Acres	0.028
Lot Dimensions	40x30
Garage Stalls	2
School District	31
Taxes	\$2,264
Taxes with Assessments	\$2,264
Tax Year	2025

Additional Features:

Fuel: Natural Gas **Heat:** Baseboard, Boiler, Fireplace(s)

Driving Directions:

Take Paul Bunyan Dr. S turn right. onto Shevlin Ave/1st. R. onto Clausen turn right into the last driveway the condo is in the middle building 2nd floor



Listed By:
218 Real Estate

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Call Affinity Real Estate

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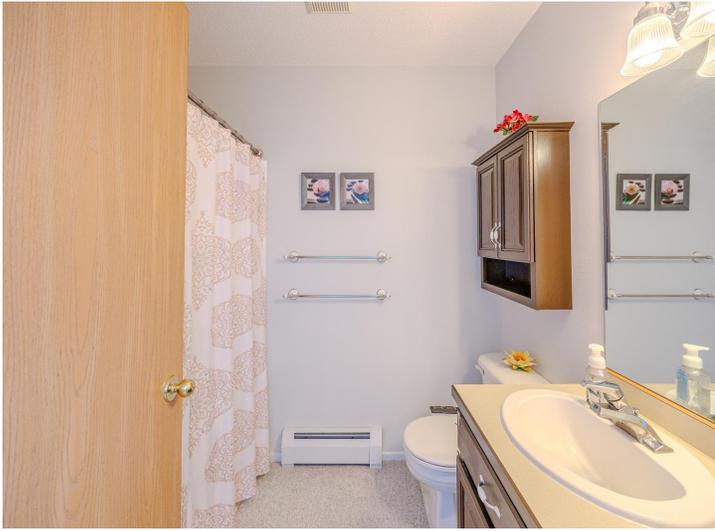
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Floor 1

Floor plans are for informational purposes only and not for construction or design use. Measurements are approximations, and square footage may include finished and unfinished areas.

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