



MLS 6691402 Residential

**\$250,000**

1,752 sq ft  
3 bedrooms  
2 baths

2415 Birchmont Drive  
Bemidji MN 56601

Status: Pending

**Description:**

Location, location, location is what this quaint 3 bedroom, 2 bath home offers. It sits right across from Cameron Park with a view of Lake Bemidji from the upstairs living room. Most all the important updates have been tastefully completed. A completely new kitchen draws a lot of natural light, and newer appliances and cupboards makes it a great place to gather and start your day. Both the main floor level and the lower level have been completely painted, leaving it feeling fresh and clean. Both levels have mostly new flooring. Almost all the costly repairs have been completed. There's a new roof on both the garage and the house in 2021 and a new natural gas furnace in 2020. A new sewer line from the house to the city sewer and a new radon mitigation system have been installed so you can enjoy worry free living. Other small updates include new light fixtures in the basement and undercounter lighting in the kitchen. A list of all updates will be available for viewing when looking at your new home. The pool table and the piano will be staying with the home. All you need to do is just move in and enjoy!

**Additional Details:**

Year Built	1949
Lot Acres	0.19
Lot Dimensions	55 x 150
Garage Stalls	1
School District	31
Taxes	\$2,018
Taxes with Assessments	\$2,018
Tax Year	2023

**Additional Features:**

**Basement:** Block, Finished, Full, Partially Finished **Fuel:** Natural Gas **Garage:** 1 **Heat:** Forced Air, Fireplace(s) **Sewer:** City Sewer/Connected  
**Water:** City Water/Connected **Air Conditioning:** None

**Driving Directions:**

2415 Birchmont Dr. NE



Listed By:  
Edina Realty, Inc.

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