



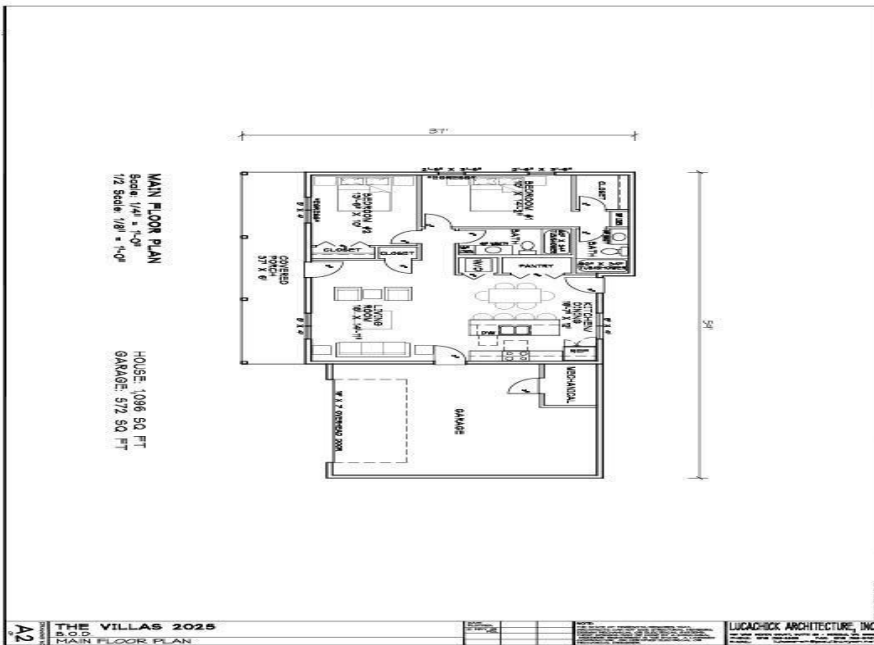
MLS 6730111 Residential

\$269,900

1,096 sq ft
2 bedrooms
2 baths

4240 Irvine Avenue
Bemidji MN 56601

Status: Active



Description:

Exciting One-Level Living on the Edge of Bemidji!

Whether you're just starting out or looking to simplify, this fun and functional 2-bedroom, 2-bathroom home offers the perfect blend of style, comfort, and convenience. Located in a prime spot on the edge of Bemidji, you'll enjoy 9' ceilings, heated floors, and a mini-split system to keep things cozy year-round.

Designed for easy, one-level living, the home features a finished attached garage, durable LP SmartSide exterior, and the bonus of snow removal, lawn care, and sanitation services—so you can spend less time on chores and more time enjoying life.

With great design and unbeatable location, this is low-maintenance living at its best!

Additional Details:

Year Built	2025
Lot Acres	0.22
Lot Dimensions	103x85
Garage Stalls	2
School District	31
Taxes	\$422
Taxes with Assessments	\$422
Tax Year	2023

Additional Features:

Basement: None **Fuel:** Natural Gas **Garage:** 2 **Heat:** Boiler, Radiant Floor **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Ductless Mini-Split

Driving Directions:

North on Irvine Ave from Walgreens Just past Cenex



Listed By:
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