



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 \$422 **Taxes** 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: 218 Real Estate

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