



MLS 6759622 Lake Home

**\$335,500**

2,492 sq ft  
2 bedrooms  
3 baths

1017 Clausen Avenue  
Bemidji MN 56601

Waterfront: Irving

Status: Active

**Description:**

Looking for a 'not on the water' townhome, but you still want access to boating, kayaking, ice fishing, and more? This well-maintained townhome is in the highly desirable Irvingboro area! Membership in the Irvingboro Recreation Association grants access to shared community areas and offers the opportunity to secure a slip in the marina. This townhome also features a private setting with direct access to the paved Paul Bunyan Trail, two bedrooms, three bathrooms, a bonus room, a walkout basement, a side patio, and a backyard that makes you feel like you're not in the city limits! Other features include large windows for lots of natural light, a finished garage with epoxy flooring, a paved drive, and all living facilities on the main floor. Come view this gem today!

**Additional Details:**

Year Built	2004
Lot Acres	0.45
Lot Dimensions	56x349
Garage Stalls	2
School District	31
Taxes	\$232
Taxes with Assessments	\$232
Tax Year	2025

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Forced Air

**Driving Directions:**

From Paul and Babe, south on Paul Bunyan Dr, stay right on to Washington Ave S, turn right on Rako St to a left on Clausen Ave SW, follow to 1017 on the right.



Listed By:  
Realty Experts, LLC

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