



MLS 6818432 Residential

\$269,900

1,180 sq ft 3 bedrooms 2 baths

6809 Hamilton Park Bemidji MN 56601

Status: Active

## **Description:**

Beautiful New-Construction Townhome – Convenience, Comfort & Low-Maintenance Living. Discover easy living in this brand-new 3-bedroom, 2-bath townhome designed for comfort and convenience. Located in a prime spot with a walking path right outside your door and shopping and a convenience store just minutes away, this home offers the perfect blend of privacy and accessibility.

Enjoy the luxury of a heated, attached 2-car garage, ideal for Minnesota winters, and the freedom of a pet-friendly community. With lawn care and snow removal fully handled, you can spend your time doing what you love, not maintaining the yard.

Inside, the thoughtful layout provides one-level living potential (if applicable), modern finishes, and bright, open spaces—perfect for retired homeowners seeking low-maintenance comfort or busy young professionals wanting a stylish, convenient place to call home.

New construction, a great location, and hassle-free living—this townhome checks all the boxes.

## **Additional Details:**

Year Built 2025 Lot Acres 0.04 Lot Dimensions 40x40 Garage Stalls 2 School District 31 **Taxes** \$14 Taxes with Assessments \$14 Tax Year 2025

## **Additional Features:**

Basement: None Fuel: Propane Garage: 2 Heat: Forced Air Sewer: Shared Septic Water: Well Air Conditioning: Central Air

## **Driving Directions:**

North on hwy 71 from Bemidji. Turn left on Lakewood dr nw. Rt on Hamilton Park. Stay left and property on Rt



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