



MLS 7026845 Lake Home

**\$234,750**

1,136 sq ft  
2 bedrooms  
2 baths

403 Clausen Avenue  
Bemidji MN 56601

Waterfront: Irving

Status: Pending

**Description:**

Maintenance free living meets lake lifestyle in this beautifully updated 2 bed, 1 full + 3/4 bath second-floor condo in the Marina Villas community. Well maintained, new carpet, and vaulted ceilings create a bright, airy feel throughout. Enjoy peaceful southeast views from your private deck; perfect for morning coffee. The primary suite features a private 3/4 bath and walk-in closet, while the second bedroom offers flexibility for guests, office, or fitness space. Large closets, in-unit laundry, secured entry, and a double stall garage add everyday convenience. Enjoy year-round access to Lake Bemidji's chain via Lake Irvine through the Recreation Association for just \$250/year. Optional \$150/year boat slip includes private marina, boat launch, and beach access. HOA covers heat, water, snow, lawn care, and exterior maintenance — lock and leave living at its best. Close to shopping, coffee, trails, and snowmobiling. True northern Minnesota lifestyle with comfort and ease.

**Additional Details:**

|                        |         |
|------------------------|---------|
| Year Built             | 1997    |
| Lot Acres              | 0.028   |
| Lot Dimensions         | 40x30   |
| Garage Stalls          | 2       |
| School District        | 31      |
| Taxes                  | \$2,264 |
| Taxes with Assessments | \$2,264 |
| Tax Year               | 2025    |

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Baseboard, Boiler, Fireplace(s)

**Driving Directions:**

Take Paul Bunyan Dr. S turn right. onto Shevlin Ave/1st. R. onto Clausen turn right into the last driveway the condo is in the middle building 2nd floor



Listed By:  
218 Real Estate

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