



MLS 7123158 Lake Home

\$175,000

1,896 sq ft
4 bedrooms
2 baths

806 Balsam Ridge Road
Bemidji MN 56601

Waterfront: Grant

Status: Active

Description:

Tucked away on 8 plus private acres just minutes from Bemidji, this charming 4 bedroom cottage style home offers character, privacy, and a beautiful natural setting along Grant Creek. The home is in need of some updating and/or repairs, offering a great opportunity for someone looking to add their own touches and build equity. Inside you'll find hardwood floors, a cozy library, and a main floor primary suite with full bath and main floor laundry. Upstairs are three additional bedrooms and a half bath with enough space to potentially convert to a full bath. Step outside onto the deck and enjoy the peaceful setting and abundant wildlife. The property also features a detached double stall garage, wood fired sauna, wood boiler heating system, and plenty of room to enjoy the acreage. Grant Creek borders the property and is fed by Grant Lake, creating excellent wildlife habitat and a unique natural setting. Water levels in the creek can vary from year to year. A great combination of acreage, privacy, character, and location—all just minutes from Bemidji.

Additional Details:

Year Built	1973
Lot Acres	8.57
Lot Dimensions	900x800x1200
Garage Stalls	2
Taxes	\$2,852
Taxes with Assessments	\$2,852
Tax Year	2026

Additional Features:

Fuel: Electric, Propane, Wood **Heat:** Baseboard, Dual Fuel/Off Peak, Forced Air, Fireplace(s), Outdoor Boiler, Wood Stove

Driving Directions:

From the intersection of Irvine Avenue and Division Street W, head west on Division Street approximately 7 miles. Turn right onto Balsam Ridge Road NW and continue approximately ½ mile. The property will be on the right.



Listed By:
218 Real Estate

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