



CAPITAL REAL ESTATE CONNECTION

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FREE

VOL. 18 NO. 1

JANUARY 24TH - FEBRUARY 20TH, 2025

SPACIOUS HOME FEATURING SEPARATE MULTI-GENERATIONAL LIVING SPACE ON OVER AN ACRE!
7120 FRONTIER DRIVE • HELENA, MONTANA • \$799,700

SELLER IS WILLING TO NEGOTIATE CLOSING COSTS, PREPAIDS OR 3-2-1 RATE BUY DOWN!





**FOR MORE INFO
TURN TO PAGE 15**

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HAVE A QUESTION ABOUT BUYING OR SELLING REAL ESTATE? CHOOSE A RELIABLE, EXPERIENCED PROFESSIONAL.
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REAL ESTATE
Making a Positive Difference

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508 GRAHAM STREET • HELENA, MT
3 BEDS • 2 BATHS • 1,689 SQFT • \$524,900 • MLS# 30039180



DARLA HIRST Sales Associate
406-594-7220

3727 TRAVERTINE WAY - HELENA, MT
3 BEDS • 2 BATHS • 2,040 SQFT • \$445,000 • MLS# 30036901



DEB WONG Broker-Owner-PM
406-949-4398



CAPITAL CITY REALTY
& PROPERTY MANAGEMENT, LLP

MLS   HTTP://CAPITALCITYREALTORS.NET | WWW.FACEBOOK.COM/CAPITALCITYREALTYANDPROPERTYMANAGEMENT 1075 N RODNEY, STE #109 • HELENA, MONTANA



New listing!

25 SENTINEL TRAIL • JEFFERSON CITY, MT
5 BEDS • 3.5 BATHS • 3,647 SF • 2.37 ACRES
\$989,000 • MLS# 30037992



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Call me for tour!

CODY BAHNY • 406-461-2824
OWNER, BROKER, ePRO®, GRI, ABR

4023 FLOWEREE DRIVE • HELENA, MT



UNIQUE PROPERTY FOR HORSE ENTHUSIASTS ACROSS 3 SEPARATE PARCELS. MAIN PARCEL: 14.50 acres, beautiful 3 bed, 2 bath home & det 3-car heated garage, a 1-car heated shop w/att 6 stall carport, a barn w/charming 3-bed loft living space & priv deck w/picturesque viewing. **INDOOR HEATED ARENA** w/viewing room, stables, sheds, covered metal corrals w/individual heated waterers, washing station, round-pen, & multiple lg outbuildings. **FOR THOSE INTERESTED IN BOARDING:** property fully equipped & comes w/a list of local boarders, patrons, & out-of-state visitors. Two hay fields, measuring 14.91 & 19.06 acres respectively, complete w/water rights are fenced & cross-fenced to further enhance the property's value & allow for rotational grazing. **3 PARCELS CAN BE SOLD SEPARATELY.** **\$2,499,000 • MLS#30026321**

1524 GALLATIN AVE - HELENA, MT



SEIZE A FANTASTIC INVESTMENT OPPORTUNITY WITH THIS VERSATILE PARCEL OF LAND LOCATED IN HELENA'S VIBRANT SIXTH WARD. Offering dual access from both Gallatin Avenue & Railroad Avenue, this lot is perfectly **POSITIONED FOR MAXIMUM VISIBILITY & ACCESSIBILITY.** This zoning district presents incredible potential, allowing for a range of with the proper applications to the city, you can unlock numerous possibilities for this property providing a blank canvas for your development plans. Enjoy the convenience of being within **WALKING DISTANCE TO LOCAL AMENITIES** such as laundromats, parks, a variety of shopping, dining, & entertainment options. This property offers a unique chance to capitalize on Helena's growth & development. **DON'T MISS OUT ON THIS EXCEPTIONAL INVESTMENT OPPORTUNITY!** **\$120,000 • MLS#30033551**



ROBIN BARE

CALL OR TEXT

406-459-9772

Robin@SellHelena.com

www.UNCOMMONGROUNDMT.COM

Uncommon
— G R O U N D —
1430 DODGE AVENUE
HELENA, MT 59601



742 W. OLD MULLAN TRAIL • ELLISTON, MT
4 Bed • 3.5 Bath • 3,368 Sq Ft • 27+ Acres

A rare find in Montana - a ranch near Elliston, MT. Three parcels covering 1001 acres include a spacious home, timber, and a section suitable for development. Abundant wildlife like elk and deer for hunting. State lands on 2 sides. Well-maintained home with 2 fireplaces, open living area, second living room with bar, and elevator for easy access. A wonderful sunroom off the back of the home as well to soak in that Montana sun. Attached garage and detached shop. A minutes drive to charming Elliston town.

\$3,995,000 • MLS#30022453



5023 LINCOLN ROAD W • HELENA, MT
508.52 Acres

A great opportunity to own a small ranch or explore subdivision potential (subject to county approval). This family ranch includes 30+ irrigated acres with water rights, stock tanks, and wells, plus an older ranch house and outbuildings in need of restoration. Enjoy breathtaking views of meadows, mountains, and Silver Creek, teeming with wildlife. Located just minutes from Helena, local ski hills, lakes, and outdoor recreation, this property offers a rare chance to own a piece of Montana.

\$2,540,000 • MLS#30039162



WEST LINCOLN ROAD • HELENA, MT
2.2 Acres

An opportunity for your new dream home on over 2 acres that have views of meadows and mountains. Silver Creek runs through one side of the property inviting the wildlife in abundance and some natural grasses. A serene place not far from Helena.

\$199,000 • MLS#30039100



TBD FIDDLERS GREEN • CLANCY, MT
281,398 Sq Ft • 6 Acres

Here is your chance for Montana land! Just outside Mt City, close to Jack Mtn Estates. The sanitary restrictions have been lifted, fiber optic will be coming into that area soon & power runs at the edge of the lots. All that is needed is your home w/windows that take in the incredible views of mountains, meadows & the local elk & deer. Its ready for your dream home! **THERE ARE 4 LOTS TOTAL.**

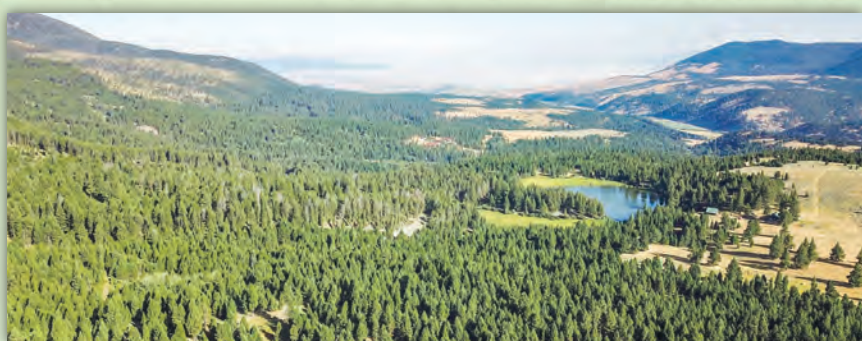
\$325,000 • MLS#30016096



TBD UPPER DEEP CREEK • TOWNSEND, MT
6,969,600 Sq Ft • 160 Acres

MOTIVATED SELLER! A rare find of Montana land adjacent to forest service land w/160 ac up Deep Creek which has great fishing. Property is on both sides of HWY 12 E for easy access. Many building sites & no covenants. Elk, deer & moose roam near the property. Canyon Ferry Lake is close for fishing & water skiing. Showdown ski areas w/downhill & cross-country skiing are just over an hour way.

\$1,400,000 • MLS#30022066



TBD BRAZIEL CREEK ROAD • HELMVILLE, MT
36,855,680 Sq Ft • 846 Acres

Build your dream escape in a truly gorgeous area of Montana, subdivide for investment purposes or utilize the land for income production! This subdividable property features 9 building lots, comprising four 160 ac lots & 5 40 ac lots, all accessible by 4WD w/nearby power connections on 3 sides. Bordering the property is BLM land. This property is a one-of-a-kind gem that must be seen to be fully appreciated.

\$4,900,000 • MLS#30031865



TBD MOUNTAIN HOME LANE • CASCADE, MT
930,877 Sq Ft • 21 Acres

A beautiful property for building & recreation. Power is less than a mile away. Enjoy views & wildlife, w/horses welcome. Convenient access from Great Falls & Helena. Nearby state & BLM land. Ideal for hunting & recreation, close to the Missouri River & Holter Lake.

\$90,000 • MLS#30031886



ANITA & JAY SHERLEY

406-459-5250
sherleyrealestate.com
 1219 11th Ave | Helena, MT 59601



ALL SELLERS REPRESENTED HERE **PROUDLY** OFFER A BUYER'S AGENT COMMISSION

3045 VERMILLION WAY - E HELENA, MT

QUALITY CONSTRUCTION! BRAND NEW HOME!



\$599,900 - MLS#30036026

This one truly has it all! This contemporary open floor plan boasts large windows allowing a ton of natural light, storage galore, shiplap accents, Quartz countertops along trendy colors and fixtures. Beautifully detailed throughout and features that just make sense. Dual en-suite bedrooms, one on the main floor and one in the spacious room over the garage! All the bedrooms are large with more than ample closet space! Ample space indoors and outdoors to entertain and relax. Outside you will enjoy views a plenty from the covered rear patio area. This home is NCDs popular Large Miller floor plan located at The Prestige in the heart of the popular and conveniently located Red Fox Meadows.



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Tobie McDonnell

406-202-3272 BROKER



508 GRAHAM STREET - HELENA, MT

Room to Grow & Thrive - Imagine waking up in this spacious 1,689 SF. home bathed in natural light & nestled on a private lot that offers the perfect blend of space & serenity. 3 generous beds, oversized rooms throughout, w/a cozy f/p adding warmth & charm on those nights. Enjoy the mature landscaping & the convenience of a city park right off your bkyd, all effortlessly maintained w/a dedicated well for exterior watering. Several exterior decks, patio plus an oversized dbl car garage provide ample room for the whole family. The secluded street ensures peace & quiet, while the city park just steps from your bkyd offers endless fun. **\$524,900 - MLS# 30039180**
Contact Darla Hirst at 406-594-7220 or your Real Estate Professional today.

NEW LISTING!



3846 MONARCH ROAD - EAST HELENA, MT

NEW LISTING!



Here's one that checks all the boxes! Top quality comfortable living in this spacious newly constructed 2,192 SF single rancher on .505 ac lot in upscale Prestige at Red Fox Meadows Sbdvn. Room for all in this 4 bd/2.5 bth w/open design layout concept nearing completion. Features inc gas f/p w/vaulted living room ceiling, kitchen concept w/granite counters, island bar, appli, pantry, wood trims, solid wood doors & cabinetry. The rear door accesses concrete pad out back. Don't miss the tray ceiling en-ste master w/tiled shower + dbl sinks. Mud room/ laundry w/half bath are conveniently located just off kitchen & entry from triple car garage. You'll find the maintenance room in the heated garage w/an active radon system, access to crawl space & attic. **\$635,000 - MLS# 30039090**
Contact Jadean O'Neil at 406-438-7446 or Laurie Koutnik 406-439-9184 today.

2915 BROADWATER AVE - HELENA, MT

FOR LEASE!



Warehouse/Offices available. Lg 2 story warehouse w/add'l adjacent fenced storage available for lease. 2915 Broadwater Ave next to American Home Centers. Inc 2 offices/1bath, & kitchenette. Ideal for contractors, or small business manufacturing. Lg garage doors for upper & lower access w/a man door on lower & upper lvls 4,000 (+/-) SF 1 year lease required. \$2,800 a month plus \$2,800 security deposit. Adjacent 1 ac (+/-) land available w/separate agreement.

\$2800/MO - MLS# 30038494

Contact Darla Hirst at 406-594-7220 or your Real Estate Professional today.

3550 PINE HILLS DRIVE - HELENA, MT

NEW LISTING!

Must see ideal 4 ac horse property near Canyon Ferry Lake w/short commute to Helena. Welcome to your equestrian dream w/24x36 Barnmaster 3 stall setup w/wash rack, moveable wall for loafing enlargement, tack area, & auto waterer. Design allows for add'l stalls to be added. Three separate grazing pastures w/Gallagher fencing, round pen w/electricity 2nd auto waterer. Ride to your heart's content. Single lvl 1,778 SF home w/southern exposure kitchen, eat in dining, pantry w/laundry room back entry from finished dbl car garage w/200-amp service. Storage throughout this 3beds/2bath layout. Formal diningrm, open livingrm w/slider to concrete patio. The 2,200 SF 2-story shop is a standout feature w/heated finished workshop upstairs, hay storage rm. below that holds up to 15 tons of hay, +2 finished multi-purpose rms. on lower lvl. **\$759,900 - MLS# 30038909**

Contact Jadean O'Neil at 406-438-7446 or Laurie Koutnik 406-439-9184 today.



1020 PARK AVENUE - ANACONDA, MT

MUST SEE!

Don't miss out on this adorable 2bed/1bath vintage style gem located in the heart of Anaconda, MT. It has beautiful hardwood floors, French doors & claw foot tub. This turn key home has newer metal siding/roof, & comes w/all appliances. Fully fenced front & bkyds. Enjoy your morning coffee on the cozy front sun porch. Skiing, golfing & lakes to recreate, all within miles of this charming home.

\$225,000 - MLS# 30035944

Contact Raylean Garrison at 406-916-2208 or your Real Estate Professional today.



3727 TRAVERTINE WAY - HELENA, MT

NEW PRICE!



Enjoy this wonderful home w/a desirable floor plan. Inc an open concept kitchen & dining area w/a main floor master. There are 2beds/1bath that are located on the upper lvl. The bsmt is partially finished w/the family room already complete. An add'l bath & bed are ready for your finishing touches. This home has plenty of potential for any and all buyers. 2,040 sqft, a fenced bkyd w/UGSP & a det double car garage w/alley access complete this home. The location is perfect w/schools, shopping & restaurants just minutes away. Make this home your own. **\$445,000 - MLS# 30036901**

Contact Deb Wong at 406-949-4398 or your Real Estate Professional today.

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OAKLAND & COMPANY

A REAL ESTATE COMPANY



175 N 27TH STREET SUITE 900 - BILLINGS, MONTANA - 406-248-3641



215 MEADOW VIEW LOOP - EAST HELENA, MT - \$549,900

3 BEDS • 2 BATHS • 1,444 SF • MLS#30034638

Beautiful new construction home with an open concept floor plan! When you step inside from the covered front porch you'll find a functional flow through the living, kitchen, and dining areas. The kitchen includes a large central island, corner pantry with plenty of storage, and access to the covered patio. The private primary suite showcases a generous walk-in closet & a double vanity in the attached bath. Two additional bedrooms & a bathroom. Large laundry/mud room w/ access to the spacious 3 car garage. Unfinished basement. Dont miss out on this fantastic opportunity. Schedule a showing today! Photos of similar home.

UNDER CONTRACT!



267 MEADOW VIEW LOOP - EAST HELENA, MT - \$439,900

3 BEDS • 2 BATHS • 1,444 SF • MLS#30030495

New construction home with an open concept floor plan. When you step inside from the covered front porch you'll find a functional flow through the living, kitchen, and dining areas. Enjoy cooking and entertaining in the kitchen with a large central island and corner pantry with plenty of storage. Step out from the kitchen onto the covered patio, perfect for relaxing with the view or hosting gatherings. The private primary suite showcases a generous walk-in closet and a double vanity in the attached bath. Two additional bedrooms and a bathroom offer plenty of space for your needs. A large laundry/mud room provides convenient access to the spacious two car garage. Don't miss out on this fantastic opportunity. Schedule a showing today! Photos of similar home.



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COZI WANNER
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CWANNER@OAKLANDCOMPANIES.COM

1655 JOSLYN STREET • HELENA, MT**2 BED • 2 BATH • 787 SF**

Quaint home, rental, needs TLC. Ready for all of your personal touches or for investors, property zoned R-3, where you could build multi-family units. So many options! City services, minutes from schools & shopping. Call for your private showing today. The seller is related to the listing agent.

\$275,000 - MLS# 30036835**6065 2ND AVENUE N • GREAT FALLS, MT****549-UNIT STORAGE FACILITY 5.01 ACRES • INVESTMENT OPP!**

Excellent investment. Located in a high traffic area, located near Malmstrom Air Force Base. This business has all the equipment needed to efficiently run a storage rental facility with very little manpower. Give your real estate professional a call today for a personal showing. **\$8,900,000 • MLS# 30035570**

2296 DEERFIELD LANE • EAST HELENA, MT

INCREDIBLE INVESTMENT OPPORTUNITY, located in the coveted South Hills of Helena, off I-15 near shopping, schools & hospital. Brand new, 10-unit complex w/ 6 finished units that are 100% occupied with add'l 4 units slated for completion. All units are 3 bed, 3 bath, luxury vinyl flooring on main level, carpet on 2nd level, granite counter tops & central ac. 2 units will come fully furnished giving you the opportunity for short term rentals. Sliding glass door off living area to private patio. This complex, well designed from the outside in!

\$3,800,000 • MLS# 30031805

**10 UNIT COMPLEX • UGSP • PAVED PARKING
FENCED DOG PARK • ATTACHED GARAGES**

**3761 ASTER ST • EAST HELENA, MT**

Welcome to this stunning, remodeled home in the highly sought-after Eastgate neighborhood. The inviting upstairs features an open-concept living area, complete with a chef's kitchen boasting soft-close cabinets, a farmhouse sink, and granite countertops. Hardwood floors flow throughout the upper level, creating a warm and cohesive space perfect for entertaining. The lower level is home to three spacious bedrooms, including a large primary suite with a walk-in closet. Enjoy the oversized triple car garage and an expansive backyard with a fire pit and covered patio, ideal for hosting guests. Schedule your personal showing today to see this rare gem in person! **\$435,000 - MLS# 30039148**

5766 KRAUT LANE • HELENA, MT

NO COVENANTS & FARM ANIMALS WELCOME! This charming, single-story ranch home offers stunning, panoramic views and sits on 1.93 acres of usable land. Strategically placed on the east side of the property, the home features a spacious pasture, perfect for livestock or gardening. The property is already set up with a chicken coop and fenced garden area. Inside, you'll find a 3-bedroom, 2-bath layout with an open-concept living area that flows seamlessly. The primary suite includes two separate closets and a large, luxurious en-suite bath with both a shower and a spacious soaker tub. The 50-year steel roof was newly installed in 2020, adding both durability and peace of mind. Don't miss the chance to make this delightful home yours – schedule your private showing today!

\$429,000 - MLS# 30039246

JEN WILLIAMS

— REALTOR — **406-465-8728**

HomesWithJen406@gmail.com

www.UncommonGroundMT.com



6120 DANAS POINT DRIVE • HELENA, MT

\$2,999,000 • MLS#30031111 • 4 BEDS • 4.5 BATHS • 3,484 SF • 12.1 ACRES



Montana Lake Living at its Finest! Remodeled kitchen and bathrooms in 2024. This 12+ acre property offers over 500ft of private Hauser Lake frontage—Montana’s best lake. Featuring 3 living spaces: a main home, guest house, and boathouse, all designed for lakefront serenity.

The main house, a classic log home, sits on a tree-covered hill by the water. It has a private primary suite with an updated ensuite, a grand great room with a new kitchen, and a full-length rock fireplace. The expansive deck wraps around to offer stunning lake views. The walk-out basement includes 2 bedrooms, a bathroom, and a bonus area for games and movies.

The 800 sqft guest house, built in 2020, has a modern vibe with a kitchen, large living space, bedroom, and deck with lake views—perfect for rentals or extra family space.

The boathouse features 400 sqft of storage, a wet bar, bathroom, and a glass wall opening to a deck. It sits in a private cove with a fire pit and outdoor shower, plus a second dock with a built-in fire pit. The heated 3-car garage offers ample storage, and there’s plenty of parking for family and guests.

Located on a quiet peninsula, the property offers year-round activities, from summer fun on the lake to ice fishing in winter. Nearby hunting and excellent bird-watching opportunities add to this Montana gem’s appeal. Don’t miss this unique lakefront oasis—your dream retreat awaits!

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HOMESERVICES

MONTANA PROPERTIES

www.BHHSMT.com

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◆ RESIDENTIAL PROPERTIES ◆

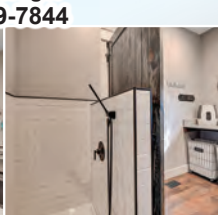
25 SENTINEL TRAIL ◆ JEFFERSON CITY, MT **NEW LISTING!**



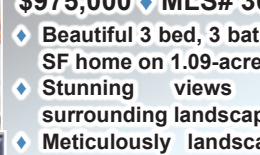
\$989,000 ◆ MLS# 30037992

- ◆ Nestled in the heart of Montana, 20 mins to Helena
- ◆ 3,647 SF custom-built 5 beds, 3.5 baths home on 2.37 Acres
- ◆ Elegant custom kitchen w/high-end finishes, modern appliances, & ample cabinetry—perfect for culinary enthusiasts.
- ◆ Open-concept design w/ cozy wood fireplace.
- ◆ Private covered back patio w/ mountain views
- ◆ 3-car att garage w/room for vehicles, toys, storage.

CALL CODY BAHNY 406-449-7844



3 BEAR PAW TRAIL ◆ CLANCY, MT **NEW LISTING!**



\$975,000 ◆ MLS# 30038773

- ◆ Beautiful 3 bed, 3 bath, 2,000+/- SF home on 1.09-acres
- ◆ Stunning views of the surrounding landscape.
- ◆ Meticulously landscaped with mature trees, natural boulders, and a serene water feature, perfect for relaxation and recreation.
- ◆ Det Garage w/ shop workspace, extra storage, vehicle parking.
- ◆ She-Shed & Outbuildings

CALL

NICK GARCIA 406-431-9397
CODY BAHNY 406-461-2824



214 SOLOMON MOUNTAIN ROAD ◆ CLANCY, MT **PRICE REDUCED!**



**\$1,550,000
MLS#30035824**

- ◆ Over 5600+ SF
- ◆ Meticulous Landscaping
- ◆ Custom Timber Frame
- ◆ 5 Bedrooms, 3.5 baths, w/ office
- ◆ Theatre Room, Steam Room
- ◆ Main level Master, laundry and Office
- ◆ 15 mins to Hospital, Airport, Downtown

CALL BLAKE MENDENHALL
406-431-0767



3680 MERRITT LANE ◆ HELENA, MT



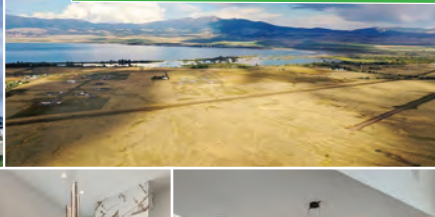
\$1,100,000 ◆ MLS#30036159

- ◆ Historic Merritt Ranch - First time offered for sale!
- ◆ Homestead in 1866 by TB Merritt, deed finalized 1882 by President Chester Arthur, 7 yrs before statehood.
- ◆ 22.8 acres of Prime Land.
- ◆ Preserved Historic Original Structure home & barn built by TB Merritt & his wife.
- ◆ Passed down through 7 generations, used for cattle, hogs, hay, wheat, barley, potatoes, & more
- ◆ Current Owners Jay & Sharron Merritt, continuing the ranching legacy.
- ◆ Unique Opportunity: Rare chance to own a piece of Montana's agricultural history with a working ranch.

CALL CODY BAHNY 406-449-7844



TBD S 51 RANCH RD ◆ TOWNSEND MT **NEW CONSTRUCTION BY JCH CONSTRUCTION**



**\$1,000,000
MLS# 30031312**

- ◆ 3 bed, 2.5 bath, 2,301 SF home on 27.36 Ac
- ◆ Option to personalize finishes to your exact preferences
- ◆ Ideal for: Spacious Retreat, Animal Property, Peaceful Retirement Home, etc
- ◆ Stunning sunsets, panoramic landscape views, access to BLM land outdoor activities.
- ◆ A unique chance to create your dream barndominium with endless possibilities.

CALL NICK GARCIA
406-431-9397



4020 OSPREY RIDGE DRIVE ◆ HELENA, MT **PRICE REDUCED!**



UP TO \$40K TOWARDS BUYER CLOSING COSTS/PREPAIDS!

\$1,349,000 ◆ MLS#:30028428

- ◆ 3 sep homes on 11+ acres offering income ops
- ◆ Main ranch-style home: 1920 SF, 3 bed, 3 bath, bonus rm, lg covered deck w/ views.
- ◆ Central air, propane heating, cozy pellet stove, 40x36 heated garage w/ ample parking & workshop space.
- ◆ Sep meter/septic systems
- ◆ Security cameras & Starlink internet
- ◆ Shared well (50 GPM) w/ well agreement
- ◆ ADU 1 - Pavilion Retreat: 900 SF
- ◆ ADU 2 - Bungalow: Under Construction: 1100 SF

CALL CHERYL SHEPARD-MORSE
406-431-6553





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RESIDENTIAL PROPERTIES

8 BIG BEAR DRIVE ♦ MONTANA CITY, MT **NEW REMODEL!** **PRICE REDUCED!**



\$729,900 ♦ MLS#:30030720

- ♦ 4 Bed, 3.5 Bath, 3,692 SF home on 1.51 Ac
- ♦ Open floor concept w/ massive windows views of Helena Valley & Sleeping Giant.
- ♦ 1600 +/- sq ft wrap-around deck
- ♦ Completely remodeled deluxe kitchen w/ hickory cabinets, hickory floors, & new appliances, lg kitchen island & gas FP
- ♦ Master w/Cust FP, Walk-in closet, w/ dbl vanity, jetted tub & tile, walk-in shower.
- ♦ 1-car garage w/ a 30amp 240 outlet
- ♦ \$5500 paint allowance offered by sellers.

CALL CODY BAHNY 406-449-7844

137 BARN WOOD LANE ♦ GREAT FALLS MT **NEW LISTING!**



\$689,900 ♦ MLS#30038541

- ♦ Beautiful 3 bed, 2 bath, 1,780 SF single-level home in the desirable Foothills Ranch Subdivision.
- ♦ Open-concept living w/ premium finishes, natural gas FP, lg Anderson windows for natural light.
- ♦ Gourmet kitchen w/ granite counters, Frigidaire induction range, Bosch Wi-Fi dishwasher.
- ♦ Wi-Fi thermostat, dishwasher, & garage doors.
- ♦ Add'l Features: Ceiling fans in every rm, security cameras included, heated garage for winter comfort.
- ♦ Around 25 trees planted, w/ landscaping underway.

CALL CODY BAHNY 406-449-7844



1287 STATE HIGHWAY 282 ♦ CLANCY MT **NEW LISTING!**



\$545,000 ♦ MLS#:\$545,000

- ♦ Well-maintained 3 bed, 2 bath dbl-wide manufactured home on 3.62-acre lot
- ♦ Bright, open floor plan w/ample natural light
- ♦ Fenced, perfect for pets, gardening, gatherings.
- ♦ Conveniently located between South Helena and Montana City, with easy access to trails & hospital.
- ♦ A peaceful retreat or space to grow—this property is a must-see!

CALL TOM MCDUFFIE 406-439-5744



6945 MINERS TRAIL DRIVE ♦ HELENA MT **NEW REMODEL!**



:\$349,500 ♦ MLS#30038243

- ♦ 1,296 SF, 3 beds, 2 bath, home on 3.27 acres in west Helena, offering rural charm and modern convenience.
- ♦ 2-car garage Plus outbuildings, ideal for horses, chickens, goats, & more.
- ♦ Almost no covenants.
- ♦ Direct access to 5,100+ acres of Public Land in Scratchgravel Hills Recreation Area & trail syst: horseback and hiking.
- ♦ A rare opportunity to embrace the Montana lifestyle with room to roam!

CALL CODY BAHNY 406-449-7844



7 GRANDVIEW LOOP ♦ TOWNSEND, MT



\$895,000 ♦ MLS#30031496

- ♦ Great Investment Opportunity with no covenants or zoning restrictions.
- ♦ Located N of Townsend, w/ stunning views of Canyon Ferry Lake & mountains.
- ♦ Ready for development; perfect for residential, commercial, or mixed-use projects.
- ♦ Commercial Shop with frontage along US Highway 12, which has a daily traffic count of over 6,500 vehicles.
- ♦ Grandview Loop, runs along the side of the property, providing easy access.

CALL CODY BAHNY 406-449-7844



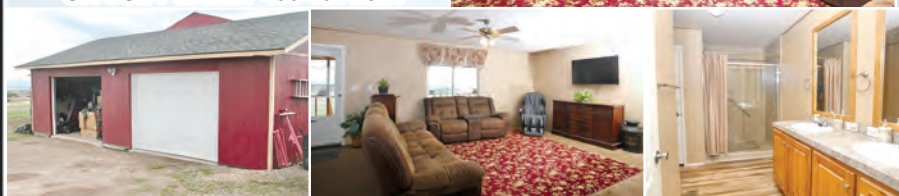
8320 HEARTHSTONE COURT ♦ HELENA, MT **PRICE REDUCED!**



\$530,000 ♦ MLS#30028215

- ♦ 3 bed, 2 bath, 1,512 SF home on 5 acres
- ♦ attached Hot tub/game room
- ♦ New Roof & A/C unit June 2023
- ♦ Enjoy BBQ on Privat Back Patio & City Lights on Covered Front Patio
- ♦ Attached oversized 2 car garage

**CALL GREG 406-439-6325
OR CODY BAHNY 406-461-2824**



619 W GALENA STREET ♦ BUTTE, MT **PRICE REDUCED!**



\$315,000 ♦ MLS#30023872

- ♦ 3 bed, 2 bath, 2,077 SF Victorian home w/ 2-car garage.
- ♦ Updated kitchen w/granite counters & SS appliances.

**CALL BLAKE MENDENHALL
406-431-0767**



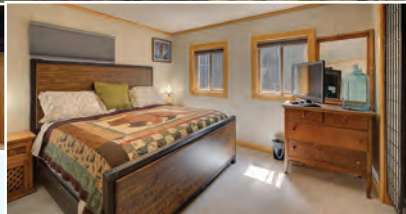


BAHNY REALTY



• COMMERCIAL LISTINGS •

204 LAST CHANCE LOOP ♦ ELLISTON, MT **COMMERCIAL OP!**



\$399,000 - \$625,000 ♦ MLS#30030125

- ♦ Investment Opportunity:
3 Properties: 2 houses & motel
- ♦ High Visibility: right off Highway 12
- ♦ Close Proximity to Outdoor Activities
- ♦ 4 Well-Maintained Units, with amenities
- ♦ RV/5th Wheel Parking: 5 spots w/ water, sewer & power hookups.
- ♦ Single-Family Home: sep deeded adj parcel.
- ♦ Can be divided into three sep properties!

CALL NICK GARCIA 406-431-9397 OR
CALL CODY BAHNY 406-461-2824



1100 WAUKESHA AVENUE ♦ HELENA, MT **COMMERCIAL OP!**

NEW LISTING!



\$745,000 ♦ MLS#30038666

- ♦ Prime Location: Strategically situated on four city lots on the West side of Helena
- ♦ Over half an acre of land
- ♦ Offers a mix of rental spaces, including three separate shop spaces and three separate office spaces
- ♦ Fully fenced yard with secure parking for tenants and customers
- ♦ Currently owner-occupied with three tenants and one available office rental
- ♦ Tons of Investment Potential for growth and increased rental income

CALL CALL CODY BAHNY 406-461-2824



• LAND LISTINGS •

5797 HAUSER DAM ROAD ♦ HELENA, MT **PRICE REDUCED!**



\$365,000 ♦ MLS# 30034360

- ♦ Build your dream home on 5 ac w/ breathtaking views of Helena Valley
- ♦ 3 ac - NO covenants w/ 1.98 ac are part of Crabtree Subd.
- ♦ Unmatched panoramic views, Hauser Lake- Great Divide Ski Hill
- ♦ Level building site atop a hill with a brand-new access road.

CALL CODY BAHNY 406-449-7844

8520 CANYON FERRY ROAD ♦ HELENA, MT



\$325,000 ♦ MLS# 30011350

- ♦ 5 acre parcel across from Norwegian Wood Golf Course.
- ♦ Lakes views & excellent access from Hwy.
- ♦ 20 min to Helena & all amenities.

CALL GREG BAHNY 406-439-6325

BITTERROOT MEADOWS SUBDIVISION ♦ CLANCY, MT

FINAL PLAT HAS BEEN APPROVED!

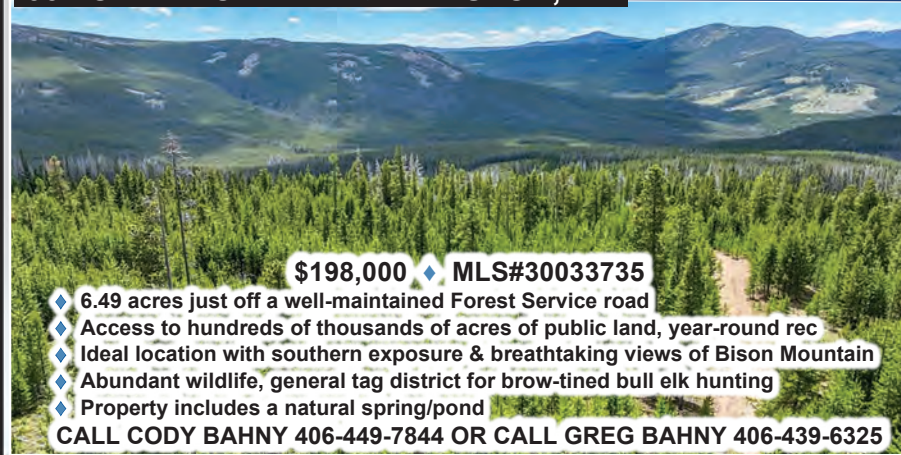


**\$238,000 ♦ \$265,000
MLS#30015867**

- ♦ 1.53 to 2.41 acre lots avail.
- ♦ Subdivision will be paved!
- ♦ ONLY 4 LOTS AVAILABLE with Power, Natural Gas & Fiber Internet.
- ♦ Bitterroot Meadows Subn 1.5 miles N of Montana City.
- ♦ Jefferson County taxes & school district

CALL TOM MCDUFFIE
406-439-5744
CALL CODY BAHNY
406-449-7844

357 ONTARIO DRIVE ♦ ELLISTON, MT **PRICE REDUCED!**



\$198,000 ♦ MLS#30033735

- ♦ 6.49 acres just off a well-maintained Forest Service road
- ♦ Access to hundreds of thousands of acres of public land, year-round rec
- ♦ Ideal location with southern exposure & breathtaking views of Bison Mountain
- ♦ Abundant wildlife, general tag district for brow-tined bull elk hunting
- ♦ Property includes a natural spring/pond

CALL CODY BAHNY 406-449-7844 OR CALL GREG BAHNY 406-439-6325

187 N HILL ROAD ♦ HELENA, MT **PRICE REDUCED!**

NEW LISTING!



**\$214,900
MLS# 30038868**

- ♦ Expansive 4.17 ac parcel, 20 mins to Helena
- ♦ Serene setting w/ panorami views of Mountains, Lake Helena, city lights & ski hill
- ♦ Tranquil/private with sense of community
- ♦ Minimal covenants for customization
- ♦ Spacious, room for animals & rec vehicles

CALL CODY BAHNY
406-461-2824

172 CLANCY CREEK ROAD ♦ CLANCY MT **NEW LISTING!**



\$250,000 ♦ MLS#30038527

- ♦ 3.8-acre lot up Clancy Creek
- ♦ Driveway and approach have been roughed in
- ♦ Power & telephone available
- ♦ No covenants or HOA, Sanitary Restrictions Lifted
- ♦ Abundant wildlife in the area
- ♦ Bordered by BLM

CALL CODY BAHNY 406-449-7844 OR ALEX WADDELL 406-422-2199

TBD KEATING GULCH RD ♦ RADERSBURG, MT

NEW LISTING!

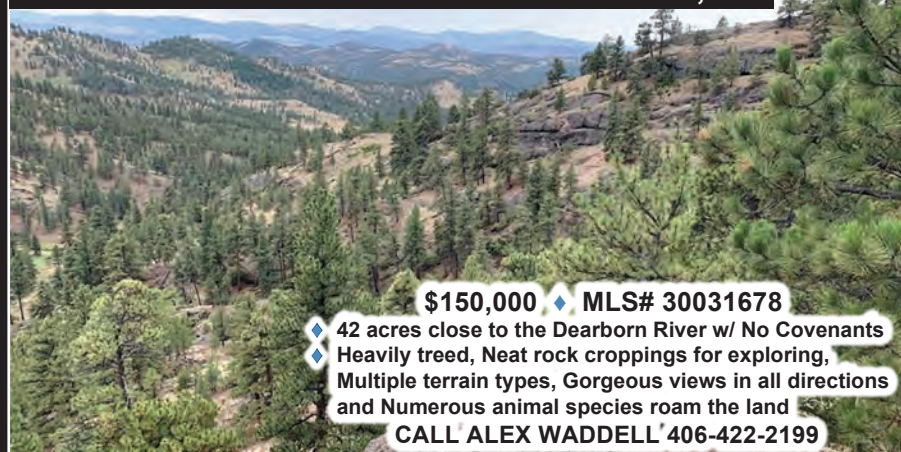


\$169,500 ♦ MLS#30038863

- ♦ 18.97-acre rec property, Surrounded by BLM land
- ♦ Almost year-round access, plus to hundreds of miles of motorized trails and public land
- ♦ N end offers high, level ground w/ stunning views
- ♦ South end w/ trees & creek in Keating Gulch

CALL CODY BAHNY 406-449-7844
ALEX WADDELL 406-422-2199

TBD UPPER SAWMILL ♦ CREEK CASCADE, MT



\$150,000 ♦ MLS# 30031678

- ♦ 42 acres close to the Dearborn River w/ No Covenants
- ♦ Heavily treed, Neat rock croppings for exploring,
- ♦ Multiple terrain types, Gorgeous views in all directions
- ♦ and Numerous animal species roam the land

CALL ALEX WADDELL 406-422-2199

5812 SPOKANE RANCH ROAD • E HELENA, MT



The location of this 240 ac sub-dividable land in E Helena is particularly appealing, given that E Helena is a growing community. This land can be subdivided into smaller lots, each of which could accommodate various projects. Whether you're interested in creating a housing development, an agricultural community, or a mixed-use complex, the possibilities are vast.
\$2,200,000 – MLS#30022016

9 RIDGEVIEW CIRCLE • CLANCY, MT



Experience serene mountain living just minutes from Helena in the 4,544 sqft home featuring 8 bds & 5 bths. Boasting a unique bonus apartment w/2 add'l bds & 2 bths, this property is ideal for accommodating guests, extended family or roommates. The private ste includes a separate kitchen, living room, & its own entrance, ensuring complete privacy & independence. The open floor plan features generous living spaces, perfect for entertaining. Enjoy amenities w/stainless appliances, granite counters, & a spacious pantry in the kitchen. The laundry room is exceptionally well-appointed, featuring dual washer & dryer hookups. Add'l conveniences include a 3-car heated gar w/its own washer & dryer hookups. Set on a 1.5 ac lot, this home offers ample space for outdoor activities, gardening, or simply unwinding on the deck. **\$999,999 – MLS#30033605**

3985 CHROMIUM COURT • HELENA, MT



Make this one your forever home! Plenty of room for all! 6 bds & 3 bths. 3 car gar. 3,544 sqft on 1.47 ac. Hardwood, tile floors & LVP flooring. Gas f/p. Huge kitchen w/open floor plan. Entertainment room has hook ups for a wet bar & comes w/a pool table. Solar recently installed & a new metal roof. Basketball Court, Greenhouse & 2 Sheds. Fiber Optics. Not a part of Emerald Ridge Subdivision. **\$698,000 – MLS#30032695**

6594 & 6410 COLLINS DRIVE • HELENA, MT



Two homes on 18.33 acres w/great VIEWS! Each manufactured home was built in 2005. They are on permanent foundations.. Each have 3 bds & 2 bths. They have their own well & septic, RV hookups & dumps. One home has an attached 2 car garage w/ extra space for workshop. 1977 Nuwa 5th wheel stays w/the property. Perfect spot for everything & everyone. **\$670,000 – MLS#30036415**

60 SAUTTER LANE • TOWNSEND, MT



Come home to this gorgeous, well kept, newer home in the coveted Sunrise Estates. Views are incredible & backs to Old Baldy Golf Course. Spacious kitchen w/quartz counters. Very bright & cheerful. Large pantry w/sliding barn door. Open floor plan w/vaulted ceilings & gas f/p. All the upstairs windows have blinds. Whole house water filter. 6 ft fully fenced bkdyd w/a 12 ft gate at the bottom of the property & one at the top. Large asphalt driveway for guests or toys. 50 amp outlet on the side of garage. The bsmt is framed & ready for your vision. Bsmt is plumbed for a 3rd bth. Septic is approved for 5 bds. **\$649,900 – MLS#30034555**

2297 DEERFIELD LN #A-D • HELENA, MT



Turn-key investment property w/possibility for growth. Excellent location near the hospital, & the interstate. Newer 4-plex w/efficient 3 bed/2 bath units. Each 1,031 sqft townhome has its own attached garage. Every unit comes w/a washer & a dryer, 2 units are fully furnished. The 4-plex sits on .57 acres, which leaves room for expansion. Site plan has shown the ability to fit 4 additional units. **\$1,049,000 – MLS# 30038547**

8461 EAGLE VIEW ROAD • HELENA, MT



Beautiful 6.87 ac in Canyon Ferry Crossing. Perfect to build your dream home! Rolling terrain w/some good building spots. Views of Canyon Ferry Lake. **\$309,900 – MLS#30029516**

6745 SCRATCHGRAVEL • HELENA, MT



1.01 ac lot ready to build. This property has gorgeous VIEWS w/hiking & biking trails a block away. If you envision building a home close to town but out of the city & are looking for that country living feel, this is it. Utility hookups available by roadside. Septic approval process is complete. Needs a well. Corners are marked. The land is nestled at the base of Scratchgravel foothills. **\$153,000 – MLS#30036176**

TBD UPPER SAWMILL CREEK RD • CASCADE, MT



\$150,000 – MLS#30033786



Roberta Hurnni

406-202-2129 REALTOR®

Roberta@century21hr.com • 1221 ECHELON PLACE, SUITE C • HELENA, MT 59602

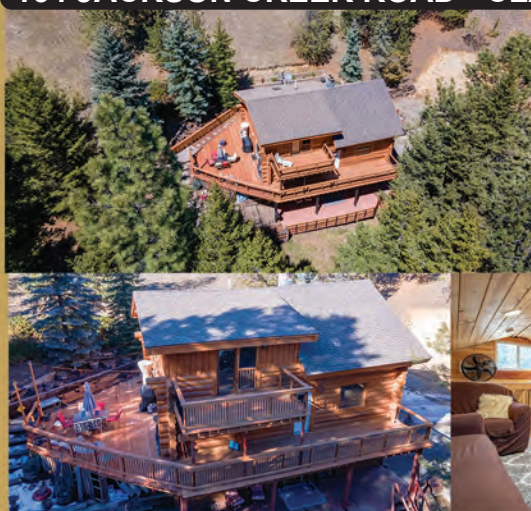


CENTURY 21
HERITAGE



164 JACKSON CREEK ROAD • CLANCY, MT**ASSUMABLE VA LOAN AT 2.25%!**

Secluded 5-acre property in Montana City, just 10 minutes to town and 2 miles from Montana City School. Newly re-chinked log home featuring a large master suite with ensuite and private balcony. Family-friendly amenities include a zipline, basketball court, firepit, and playground. Plus, a detached 2-story insulated shed for a teen hangout, she-shed, or man cave, and extra storage in the garage. Brand new custom kitchen with quartz countertops, white cabinets, and subway tile. Don't miss out on this Montana gem! **\$720,000 - MLS#30038186**

**3335 HUTTON ROAD • HELENA, MT**

END OF THE ROAD, 3 BED, 2 BATH, 1468 HOME ON PERMANENT FOUNDATION SITTING ON 1.3 ACRES. Kitchen has new flooring, counters, & cupboards. All carpets have been replaced. Enjoy the new deck off of the living room. Walk-in shower in the Master bath. AC w/new condenser & a new gas water heater. Home has a metal roof & soffits & the oversized garage also has a new metal roof & electric door openers. Fenced yard w/mature landscaping featuring Pine, Fir, Spruce & Aspen trees. Choke Cherries, Lilacs & Snowball bushes. 2 storage sheds.

\$485,000 • MLS#30027027

1905 N LAMBORN STREET • HELENA, MT

3 BED, 2 BATH, 1,216 SF HOME. New roof. Exterior painted last year. Sliding back door to back deck. New carpet in living room and master. Shed is not sold with property and is owned by the trailer court. Lot Rent is \$475 per month. Buyer agrees to leave home in the court for a minimum of two years and must be approved by Lifestyle Court prior to purchase. No dogs unless they are ESA or service animals. Cats are accepted, but they must be strictly indoor cats..

\$110,000 • MLS# 30037934

1810 BEECH STREET • HELENA, MT

2 BED, 1 BATH, 840 SF HOME. Kitchen has been replaced. New flooring, and paint. Shed included in sale. Lot Rent is \$475 per month. Buyer agrees to leave home in the court for a minimum of two years and must be approved by Lifestyle Court prior to purchase. No dogs unless they are ESA or service animals. Cats are accepted, but they must be strictly indoor cats.

\$59,500 • MLS# 30036857

1950 N HANNAFORD STREET • HELENA, MT

3 BED, 1 BATH, 952 SF HOME. Wood sided, shingle roof, new flooring thorough out, New kitchen counter tops. Shed included. Lot Rent is \$475 per month. Buyer agrees to leave home in the court for a minimum of two years and must be approved by Lifestyle Court prior to purchase. No dogs unless they are ESA or service animals. Cats are accepted, but they must be strictly indoor cats.

\$64,500 • MLS# 30037933

1780 EASY STREET • HELENA, MT

AFFORDABLE HOUSING! 3 BED, 1 BATH, 924 SF PROPERTY - being sold As is . Buyer agrees to leave home in the court for a minimum of two years and must be approved by Lifestyle Court prior to purchase. No dogs unless they are ESA or service animals. Cats are accepted, but they must be strictly indoor cats. Lot Rent is \$475 per month, which includes Water, Sewer, and Garbage.

\$29,995 • MLS#30036857

1865 EASY STREET • HELENA, MT

STEP DOWN INTO YOUR SPACIOUS SUNKEN LIVING ROOM W/ BAY WINDOWS and enjoy family time with the kitchen and dining room adjoining for an open concept floorplan. The central air conditioning cools the house wonderfully during the hot summer days. Relax in the master suite with a Jacuzzi bathtub in master bath and walk in master closet. A total of three bedrooms and two bathrooms. Buyer agrees to leave home in the court for a minimum of two years and must be approved by Lifestyle Court prior to purchase. No dogs unless they are ESA or service animals. Cats are accepted, but they must be strictly indoor cats. Lot Rent is \$475 per month.

\$125,000 • MLS#30033610



CENTURY 21 COMMERCIAL Heritage Realty

John Lagerquist 406-439-0650 CELL

JLagerquist@Century21hr.com

www.Century21hr.com



406-443-1432 OFFICE

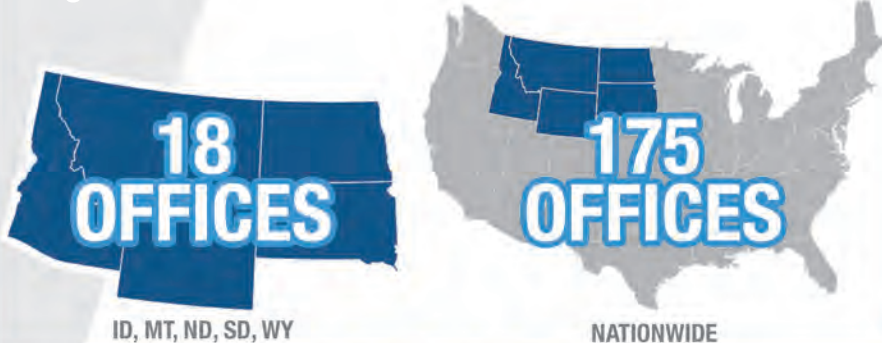




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COVER FEATURES

7120 FRONTIER DRIVE • HELENA, MT • \$799,700



SPACIOUS HOME FEATURING
SEPARATE MULTIGENERATIONAL LIVING
SPACE ON OVER AN ACRE!

- 1.13 acres with 4000+ Sq Ft
- Built in 2013, with addition in 2021
- Main House: 5 bed 3 bath with large office
- Open concept living space
- Addition: 1 bed 1 bath w/full kitchen, gas fireplace, laundry, tiled shower, walk-in closet

Cindy Stevick 406-431-0452

MLS BROKER/OWNER, GRI, CRS, SRES, SFR, PSA
Making a Positive Difference in Your Real Estate Experience!

www.CindyStevickRealEstate.com



508 GRAHAM STREET • HELENA, MT

Room to Grow & Thrive - Imagine waking up in this spacious 1,689 SF. home bathed in natural light & nestled on a private lot that offers the perfect blend of space & serenity. 3 generous beds, oversized rooms throughout, w/a cozy f/p adding warmth & charm on those nights. Enjoy the mature landscaping & the convenience of a city park right off your bkyd, all effortlessly maintained w/a dedicated well for exterior watering. Several exterior decks, patio plus an oversized dbl car garage provide ample room for the whole family. The secluded street ensures peace & quiet, while the city park just steps from your bkyd offers endless fun.

\$524,900 - MLS# 30039180



DARLA HIRST Sales Associate
406-594-7220



3727 TRAVERTINE WAY - HELENA, MT

Enjoy this wonderful home w/a desirable floor plan. Inc an open concept kitchen & dining area w/a main floor master. There are 2beds/1bath that are located on the upper lvl. The bsmt is partially finished w/the family room already complete. An add'l bath & bed are ready for your finishing touches. This home has plenty of potential for any and all buyers. 2,040 sqft, a fenced bkyd w/UGSP & a det double car garage w/alley access complete this home. The location is perfect w/schools, shopping & restaurants just minutes away. Make this home your own. \$445,000 - MLS# 30036901

DEB WONG Broker-Owner-PM
406-949-4398



David Brandon
BROKER/OWNER
406-594-9121



2030 11TH AVENUE - HELENA, MT

GREAT office/medical location! Flexible open span space. Great for engineering firm, medical or ??? Close to Interstate for quick access in & out of Helena. Many private offices (all w/windows), reception areas, conference rooms & open area work space. Bring your business here! 2 separate suites available 2000-2400 sf each. Available NOW!

FOR LEASE - 17/SF - MLS#30015965



NEW PRICE!



TBD INDIAN PAINTBRUSH RD - BUTTE, MT

HUGE Price Reduction! This 203 acres EXCELLENT RESIDENTIAL DEVELOPMENT POTENTIAL with central water, power, gas, cable all bordering/close to the property. Beautiful Views and plenty of options on this property located just south of Rocker and just 2.5 miles west of Butte. This would be a perfect horse property or multiple horse properties. Call David Brandon at 406-594-9121. Now very attractively priced at \$850,000.

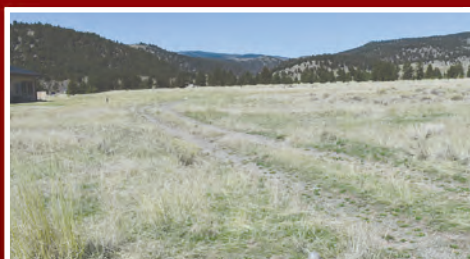
\$850,000 - MLS#30014681



ELK PLAZA - HELENA, MT

1400 Block of Euclid Ave, Two units available, approximately 1200 sf each. New Furnaces and AC. Private restrooms. Great west side location on a highly visible and busy street. \$1350/mo, plus CAMs and NNN. Contact David Brandon 406-594-9121.

\$1,350/MO - MLS#30020655



TBD THOMPSON STREET - BOULDER, MT

Commercial Development Property in Boulder City Limits. 8.65 ac on Boulder's south side, close to schools, MDC & all Boulder has to offer. Property is subdivided into 8 lots. Power, Gas, Cable, & Phone all to the property. City water and sewer close but not to the property. Easy development into 1+ ac lots. \$340,000 buys it all.

\$340,000 - MLS#30005072



2823 AIRPORT ROAD HELENA, MT

Outstanding 10 ac property w/4 buildings & related spaces on it. 2819 & 2823 (related storage & ground space) & 2827 are all currently committed to long-term leases. 2831 is not currently leased but is listed for lease (MLS#22005788). This property is on city water & city sewer w/2 add'l wells for irrigation lawns & landscaping. Outstanding income is in place & financials are available w/signed non-disclosure agreement. Potential for growth. You need to check this one out. Listing agents must be present at showings. **\$5,350,000**

1618-1622 MONTANA DRIVE ANACONDA, MT

Investment property – This is a multi-tenant commercial property located at the entrance of Anaconda. The property has great HWY 2 exposure. There is 5,000 SF of main lvl leased retail space. 2,060 SF of leased space utilized as an indoor shooting range. The upper-lvl is three 3-bed/2-bath apts w/high-end finishes. One-unit rents for \$1,400/mo, one rents for \$1,500/mo, & the third rents for \$1,800/mo. There is a highly successful coffee kiosk that pays \$800/mo ground lease. There is an RV hookup w/electricity & sewer. There will be a minor lot line adjustment to be filed w/the Clerk and Recorder. Showing is BY APPOINTMENT ONLY! **\$1,450,000**



3703 ALICE STREET HELENA, MT

Two .59 acres lots in the newly platted Commercial Phase 5 of Mountain View Meadows. These lots are situated between two new office buildings to be constructed. Natural gas and electric service are provided by North Western Energy. City water and sewer. Fiber to the lots, city curb, gutter, and drainage in place. The plat map and covenants are available. A great opportunity to locate in Mountain View Meadows! **\$335,000**



3695 ALICE STREET HELENA, MT

Two .59 acres lots in the newly platted Commercial Phase 5 of Mountain View Meadows. These lots are situated between two new office buildings to be constructed. Natural gas and electric service are provided by North Western Energy. City water and sewer. Fiber to the lots, city curb, gutter, and drainage in place. The plat map and covenants are available. A great opportunity to locate in Mountain View Meadows! **\$335,000**



1311 NORTH MONTANA AVE HELENA, MT

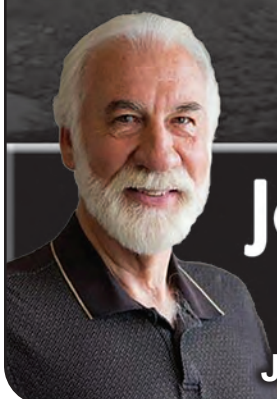
Outstanding commercial lot in a prime location! Corner lot on North Montana, Boulder Avenue, and Helena Avenue. Approximately 52,233.27 square feet/0.43 acres. A reciprocal easement for 25 feet (12.5 feet from each owner) North-South roadway is of record. Ready to build your project on! **\$1,365,000**

2831 AIRPORT ROAD HELENA, MT

Very well- maintained office building with two other nice buildings in a treed and grassy courtyard. (which covers real property taxes, building insurance, and CAM charges to include garbage, summer and winter exterior services) PLUS then tenant will be responsible for placing gas, electric, water, sewer services into their name and paying those charges as direct invoice from provider. Annual escalator of 2.75%. 3-5 year lease term. **\$11.50/ft2 base lease +\$5.25 NNN charges**



CENTURY 21 COMMERCIAL HERITAGE REALTY



John Lagerquist
406-439-0650
JLagerquist@Century21hr.com



Greg Thornquist
406-439-6598
www.Century21hr.com



7120 FRONTIER DRIVE • HELENA, MT • **NOW** \$799,700 • MLS#30035988

MULTI-GENERATIONAL NEEDS?

SELLER IS WILLING TO NEGOTIATE CLOSING COSTS, PREPAIDS OR 3-2-1 RATE BUY DOWN!



www.7120FrontierDriveHelena.com

SO MUCH MORE THAN MEETS THE EYE!

Don't be UNDERWHELMED ... See this one for yourself and be gratefully surprised! SPACIOUS HOME FEATURING MULTI-GENERATIONAL ONE LEVEL LIVING SPACE!

- 1.13 ac w/4,000+ SF
- Built in 2013, w/addition in 2021
- Main House: 5 bed 3 bath w/large office
- Open concept living space, separate master suite
- www.7120FrontierDriveHelena.com
- Addition: 1 bed 1 bath featuring full kitchen, gas f/p, laundry, tiled shower, walk-in closet
- Shared patio brings the living spaces together
- Fenced backyard, RV parking with electrical
- Generator switches for both living spaces
- Also listed as Multi-Family. See MLS# 30036005
- With full price offer, seller will provide \$6000 credit to buyer to be used as needed.

117 ELMWOOD LANE • HELENA, MT • \$ 499,900 • MLS # 30036797

NEW LISTING!



<http://www.117elmwoodlanehelena.com/>



- **Desirable Location:** Helena's popular Sunhaven Subdivision, offering easy access to local amenities & outdoor activities.
- **Well-Cared-For Home:** One-owner, custom-built with pride of ownership and regular updates.
- **Impressive Features:** Includes a 4-season sunroom, large workshop with overhead door, and solar-powered attic fan.
- **Recent Updates:** Roof, kitchen, bathroom, AC, windows, gutters, and deck all recently updated.
- **Move-In Ready:** Maintained in excellent condition and ready for new owners.
- **Extra Value:** Vivint security equipment included, square footage excludes sunroom.

4178 FOX RIDGE DRIVE • HELENA, MT • \$847,000 • MLS#30027531

422 MANLOVE AVE • E HELENA, MT • \$299,900 • MLS#30036018



www.4178FoxRidgeDriveHelena.com

- Open living space with fabulous mountain views
- Over 4000 sq ft and 2 main level en-suites
- Kitchen with island, 5 burner gas range, wall ovens
- Lots of cabinets and counter space
- Plus walk-in pantry & main level laundry
- Large family room in walk-out lower level
- Additional 2 bedrooms and large bath
- Storage room of your dreams!



MOTIVATED SELLER!

**THE PERFECT SPOT IS WAITING FOR YOU!
1600 SF COMMERCIAL BUILDING IN THE HELENA AREA**

- Currently houses a service-related business
- Two individual spaces on one floor
- Two entries into the building
- New Gas Forced Air Trane S9X1 Furnace
- Plus Single garage on 8581 SF Lot
- Available for LEASE: Contact agent for details

7090 CRAIGLE LANE • HELENA, MT • \$250,000 • MLS#30011355

TWENTY ACRES!

THE POSSIBILITIES ARE ALL RIGHT HERE!

- **BUILD YOUR DREAM HOME ON HILLTOP, HILLSIDE OR MEADOW**
- **BEAUTIFUL PARCEL OF LAND**
- **TUCKED AWAY YET EASY TO ACCESS!**



- Less than 20 mi from Helena, near both Hauser & Holter Lakes.
- Add the luxury of Eldorado Heights' private boat launch on the shore of Hauser Lake & you've got a dream come true!
- Did we mention the private 200 acres for sapphire mining that is ONLY available to Eldorado Heights land owners?
- Subdivision is almost entirely surrounded by Forest Service & BLM land.
- Power is on the property.
- Using the right well driller makes a difference here! Seller hired Tory Wing, AAAA Well Drilling, to dowse for water. Two veins were easily located. Call for more information.
- See more photos, plat, documents & MT DNRC's well production chart for the subdivision at www.7090CraigleLaneHelena.com



Cindy Stevick
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Making a Positive Difference

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