

MERRY CHRISTMAS AND HAPPY NEW YEAR!



1742 STONY MEADOW LANE - BILLINGS, MT
5 BED | 3 BATH | 2,540 SQFT | 4,400 SQFT LOT

Welcome to your charming 5 bedroom, 3 bath home in Josephine Crossing! Nestled among vibrant, close-knit homes with unique character, this residence offers warmth & practicality. The main level boasts durable laminate flooring, vaulted ceilings, natural light, an open kitchen-living-dining layout with a handy desk nook & pantry closet, a guest bedroom & bath, plus the spacious primary suite with a bay window, bath, & walk-in closet. Upstairs is a flexible loft area serving as a 5th bedroom, gym, or office. The finished basement features a rec room, two bedrooms with egress windows, a bath, cozy nook for reading or desk area, & large unfinished storage room. Enjoy the fenced yard with garden beds, flowers, & shrubs. An oversized 2-car garage & welcoming front porch complete this gem. Relish summer concerts, festive fireworks, and communal park spaces in this enchanting neighborhood! **\$436,880 - MLS# 350148**

7635 CENTURY HILLS ROAD N - BILLINGS, MT
3 BED | 1.5 BATH | 1,540 SQFT | 1 ACRE LOT

A Perfect Blend of Rural Charm and Urban Convenience! This 3 bedroom, 1.5 bath home offers the tranquility of rural living with the convenience of being just minutes from town. Recent updates, including a new roof, gutters, AC unit, newer laminate & carpet throughout, and a modern kitchen with stainless steel appliances and concrete countertops, ensure a move-in-ready experience. Situated on nearly an acre, the property features an oversized two-car garage with new overhead doors and smart openers, extra parking with an RV hookup, a custom dirt bike track, a new storage shed, and a fenced yard perfect for pets and children, with property lines extending beyond the fence. Experience peaceful country living without sacrificing modern conveniences, complete with picturesque views and space to enjoy your hobbies. This home is a rare find and a true hidden gem, ready to welcome you home. **\$394,750 - MLS# 349903**

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call me!

Danny Ball

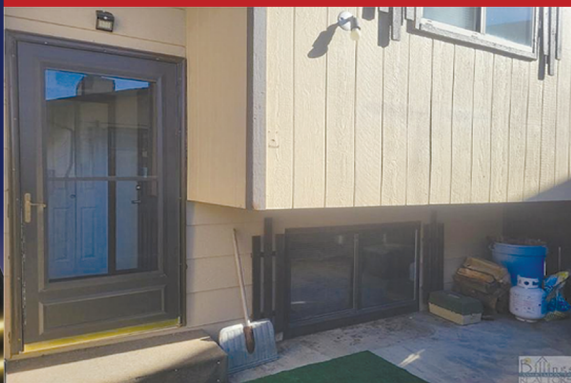
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ON THE BALL REALTY, LLP



3295 GRANGER AVE E #13 • BILLINGS, MT



DON'T MISS THIS WELL-MAINTAINED 3 BEDS, 1.5 BATH TOWNHOME IN WEST BILLINGS - WHEATLAND TOWNHOMES SUBDN.

Step into the livingroom w/ fireplace & vaulted ceiling. Kitchen & Dining on lower lvl. Master: 2 steps down from kitchen & laundry room w/ 1.5 bth down hall. Upper: 2 beds w/ full bath. Detached finished garage w/ automatic door opener, 4th in the row of gar. **\$230,000 • MLS#349452**

1210 HAWTHORNE LANE • BILLINGS, MT



EXPERIENCE THE TIMELESS CHARM WITH THIS EARLY 20TH-CENTURY 3 bedroom, 2 bathroom, 1,493 SF home, once an original farmhouse. Refreshed kitchen with modern appliances & cabinetry, spacious living area opens via French doors to inviting deck. Ample parking space. Conveniently located to shopping: Albertsons & Walmart & local parks for outdoor enjoyment, Comfort with practicality. Additionally, a powered shed adds ex-functionality to this delightful property. **\$250,000 • MLS#349455**

NHN 2ND STREET E • ROUNDUP, MT

6.137-AC PARCEL- PRIME OPPORTUNITY TO COMPLETE THE MCCLEARY SUBDN. Located in close local elementary school, ideally situated to accommodate residential development, including stick-built & modular homes. City water & sewer services nearby, access to electrical power. Infrastructure in place, supports variety of development projects. Expand your investment portfolio & contribute to growth of the Roundup community w/this strategically located property. **\$225,000 • MLS#349761**

31 E SUNSHINE ROAD 31 • ROUNDUP, MT

WELCOME TO YOUR PIECE OF MONTANA! 20+/-ac property, ideal place to build your dream home. Country setting, located close to downtown & 50 miles to Billings, for your big box store shopping. Many excellent features: Multiple building sites w/trees, full seclusion, magnificent rock formations! Electricity, phone/fiber optic internet next to the road. HOA currently is \$100 annually, but will increase to \$135 in 2025 for road maintenance & conditions, covenants, & restrictions enforcement. **\$80,000 • MLS#349801**

TBD 14 STREET W • HARDIN, MT

OPPORTUNITY AWAITS! SECURE 3.06 ACRES OF PRIME COMMERCIAL LAND LOCATED RIGHT OFF I-90 IN HARDIN, MT!

Accessibility & visibility to display your business and prosper your growth. A corner lot bordered by a paved/asphalt street and a dirt/gravel street totaling approximately 750 feet of road frontage. **\$299,000 • MLS#347362**

AGATE DR BLK 2 18 & 19 • ROBERTS, MT

LOVE RECREATION, HUNTING, FISHING, BOATING, CROSS-COUNTRY SKIING, & SNOWMOBILING?

Opportunity to own a piece of Montana, 1.97 ac & 20 min to Red Lodge Ski Resort. Hunting opportunities for ducks, pheasants, & deer. Views of Pryors & Beartooths, overlooking Cooney Reservoir. Domestic well drilled at 262 ft. w/ approx. 0.50 gal/min. Your getaway retreat, year-round residence, or sanctuary from the fast pace of life. **PRICE IMPROVEMENT! NOW \$80,000 • MLS#342728**