

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 bkyd 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**

713 POPLAR STREET • HELENA, MT



So many possibilities! Live in this comfortable house w/the option to operate a business! Sprawling 3 bds, 2 bth. Unique living area on lower floor w/dedicated entry & bath. Spacious 4 car det shop/garage. 10' tall dbl carport. Tucked away in established neighborhood w/fenced yard & mature trees. 2 city lots-one not utilized. Excellent location off gulch, near downtown. Relaxing views of mountains from front porch. Current use is residential & commercial. **\$425,000 – MLS#30032752**

8461 EAGLE VIEW ROAD • HELENA, MT



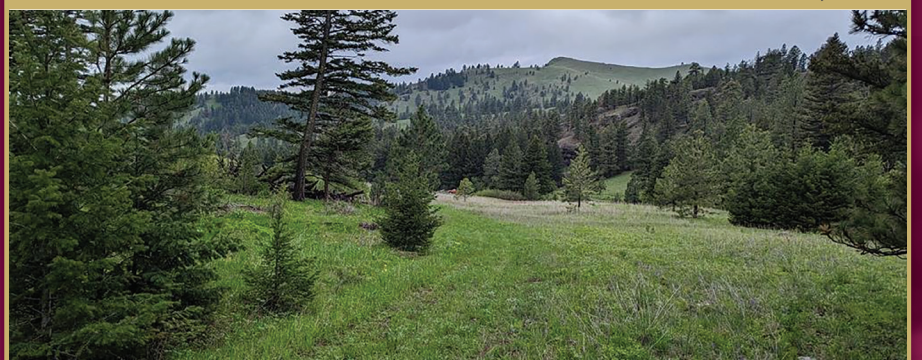
Beautiful 6.87 ac in Canyon Ferry Crossing. Perfect to build your dream home! Rolling terrain w/some good building spots. Views of Canyon Ferry Lake. **\$319,800 – MLS#30029516**

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

Merry Christmas & Happy New Year!

Roberta Hurmi
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