

# \$293,000 - 611 Custer Ave, Billings

MLS® #352553

**\$293,000**

4 Bedroom, 2.00 Bathroom,  
Residential on 0.16 Acres

Yellowstone Add, Billings, MT

Single family home or Up-Down Duplex! Live on main floor and supplement your payment by renting out the basement apartment or use the entire home. Main level has living room, 2 beds, and 1 bath. Basement apartment also features living/family room with 2 bedroom and 1 bath. Both levels are connected by door off Kitchen to stairway, and separate entrance off of the back as well. Both upper and lower have individual in-unit laundry. Fenced back yard and 1 stall garage currently used by main floor tenant and additional parking spaces in the back off the alley. Mid-town location close to schools, park and shopping. Ask your lender about 5.125 percent financing program for up 4 units.

Built in 1940

## Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | 352553                  |
| Price      | \$293,000               |
| Bedrooms   | 4                       |
| Bathrooms  | 2.00                    |
| Full Baths | 2                       |
| Acres      | 0.16                    |
| Year Built | 1940                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Style      | Ranch                   |
| Status     | Active                  |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 611 Custer Ave     |
| Area        | (08) West Billings |
| Subdivision | Yellowstone Add    |
| City        | Billings           |
| County      | Yellowstone        |
| State       | MT                 |
| Zip Code    | 59101              |

## Amenities

|              |          |
|--------------|----------|
| Parking      | Detached |
| # of Garages | 1        |
| Garages      | Detached |

## Interior

|              |                                          |
|--------------|------------------------------------------|
| Appliances   | Dryer, Oven, Range, Refrigerator, Washer |
| Heating      | Gas, Hot Water                           |
| Cooling      | None                                     |
| # of Stories | 2                                        |
| Stories      | Two                                      |
| Has Basement | Yes                                      |
| Basement     | Apartment, Full                          |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Fence               |
| Lot Description   | Alley, Interior Lot |
| Roof              | Asphalt, Shingle    |

## School Information

|            |                 |
|------------|-----------------|
| Elementary | Broadwater      |
| Middle     | Lewis and Clark |
| High       | Senior High     |