

\$275,000 - 14 S Shore Road, Babb

MLS® #22208784

\$275,000

4 Bedroom, 1.00 Bathroom, 1,152 sqft

Residential on 0.83 Acres

N/A, Babb, MT

Remarks: Lot 14 on the South shores of Duck Lake, being sold turnkey, has so much to offer. With two manufactured homes, both having additions, and covered porches. A 21X12 detached garage, 14X12 shop, 10X16 shed, two other small storage sheds, a fish station, RV hookup, and a removable dock. Duck Lake is known for World class trout fishing, and Glacier National Park is minutes away. The main living home is a 1970 Fleetwood, with cinder block foundation. The guest quarters are a 1961 mobile home, also with cinder block foundation. Each home has its own septic as a holding tank only without a drain field, however a greywater system is in place. Each home also has propane heat, one tank is owned, and one tank is leased. Lake water is used for all water needs, except drinking water. There are extensive underground water pipes laid for sprinkler purposes, as well as electricity outlets throughout the property. Water pumps, lawn mowers, paddle board, yard games, furnishings, appliances, and so much more are included.

Built in 1970

Essential Information

MLS® #	22208784
Price	\$275,000
Bedrooms	4
Bathrooms	1.00



Full Baths	1
Half Baths	1
Square Footage	1,152
Acres	0.83
Year Built	1970
Type	Residential
Sub-Type	Manufactured Home
Status	Active

Community Information

Address	14 S Shore Road
Subdivision	N/A
City	Babb
County	Glacier
State	MT
Zip Code	59411

Amenities

Utilities	Electricity Available, Phone Available
# of Garages	1
Garages	Detached
View	Park/Greenbelt, Lake, Mountain(s), Residential, Trees/Woods
Is Waterfront	Yes
Waterfront	Lake, Navigable Water, Waterfront

Interior

Interior Features	Main Level Primary, Additional Living Quarters
Appliances	Microwave, Range, Refrigerator, Washer
Heating	Forced Air, Propane
Basement	Crawl Space

Exterior

Exterior Features	Dock, RV Hookup
Lot Description	0.83
Windows	Window Treatments
Roof	Metal
Construction	Metal Siding
Foundation	Block

School Information

District District No. 9

Additional Information

Date Listed June 22nd, 2022

Days on Market 1224