

\$225,000 - 7090 Craigle Lane, Helena

MLS® #30011355

\$225,000

Bedroom, Bathroom,
Land on 20.00 Acres

Eldorado Heights, Helena, MT

Easily accessible 20 acre parcel located on the corner of Craigle Lane and Emmett Road in the desirable mountain setting of Eldorado Heights with private subdivision access to Hauser Lake. Horses welcome! Previously listed as Lot 55 Eldorado Heights. This exclusive lot provides many options for building sites from flat to gentle slop to hillside to hill top with views & trees. Located less than 20 miles from Helena and just minutes away from the famous York Bar (which serves up the best burgers in Montana), Eldorado Heights provides private subdivision access to Hauser Lake with beach, boat docks, playground, & picnic area. Adjoining Helena National Forest, you'll have easy access to hunting, fishing, hiking & trail rides. So many recreational opportunities that also includes private Eldorado Heights Subdivision-owned land for hand-digging for Sapphires (you might find other gems in addition to Sapphires). DNRC data & other well info for the area is provided in supplemental remarks... Cont'd: ... Production of wells in the area is provided from DNRC website and can be found in Assoc. Documents.

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.

This 20 acre parcel can be split into two 10 acre parcels.



Essential Information

MLS® #	30011355
Price	\$225,000
Acres	20.00
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	7090 Craigle Lane
Subdivision	Eldorado Heights
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59602

Amenities

Amenities	Boat Dock, Picnic Area, Playground, Boat Slip, See Remarks
Utilities	Electricity Available, Water Not Available
Features	Lake, Playground
View	Mountain(s), Trees/Woods
Waterfront	Dock Access, Lake, Navigable Water, Water Access

Additional Information

Date Listed	August 1st, 2023
Days on Market	760
HOA Fees	230
HOA Fees Freq.	Annually