

\$649,900 - 12575 Buffalo Drive, Missoula

MLS® #30019858

\$649,900

1 Bedroom, 1.00 Bathroom, 500 sqft

Residential on 10.01 Acres

N/A, Missoula, MT

This unique property offers a blend of workshop and residential living on a vast 10-acre plot.

The shop/house design is ideal for those who value both space for their hobbies and a comfortable living area.

Large Main Floor Shop:

Ample room for vehicles, equipment, and toys with 2 large overhead insulated doors. The shop area includes a heated shower, laundry room, dry storage area, and a designated office space.

Efficient Heating: The main level is equipped with an efficient propane gas heater, well-insulated to maintain comfort and designed with future expansion in mind.

The 10 acres of mostly usable land provide plenty of space for additional potential building sites, yard pets, and outdoor activities.

Showings of this one-of-a-kind property are by appointment for pre-qualified buyers only.

See additional remarks. This unique property offers a blend of workshop and residential living on a vast 10-acre plot. The shop/house design is ideal for those who value both space for their hobbies and a comfortable living area.

Features include:

Large Main Floor Shop: Ample room for vehicles, equipment, and toys with 2 large overhead insulated doors. The shop area includes a heated shower, laundry room, dry



storage area, and a designated office space.

Efficient Heating: The main level is equipped with an efficient propane gas heater, well-insulated to maintain comfort and designed with future expansion in mind.

Living Area: Accessed by a wide staircase, the upper level features an efficient kitchen, living, and dining area that opens up to a spacious exterior living area with trex-style decking and metal railing, offering panoramic views of the valley.

Master Bedroom: Offers ample space, including a generous walk-in closet.

Land: The 10 acres of mostly usable land provide plenty of space for additional potential building sites, yard pets, and outdoor activities.

Showings of this one-of-a-kind property are by appointment for pre-qualified buyers only.

Built in 2017

Essential Information

MLS® #	30019858
Price	\$649,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	500
Acres	10.01
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Active

Community Information

Address	12575 Buffalo Drive
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59808

Amenities

Utilities	Electricity Connected, Propane, Underground Utilities
Parking	Additional Parking, Garage, Garage Door Opener, Heated Garage, RV Access/Parking
# of Garages	3
Garages	Attached
View	City, Meadow, Mountain(s), Residential, Valley

Interior

Interior Features	Open Floorplan
Appliances	Microwave, Range, Refrigerator
Heating	Ductless, Forced Air, Propane, Radiant, Wall Furnace
Cooling	Ductless
Stories	Two
Basement	Full, Other

Exterior

Exterior Features	Storage, See Remarks, Propane Tank - Leased
Roof	Metal
Construction	Wood Siding, Wood Frame
Foundation	Poured

School Information

District	District No. 40
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Additional Information

Date Listed	February 8th, 2024
Days on Market	545