

\$619,999 - 100 W Shore Duck Lake Road, Babb

MLS® #30020810

\$619,999

4 Bedroom, 2.00 Bathroom, 2,424 sqft

Residential on 0.32 Acres

N/A, Babb, MT

INCREDIBLE LAKEFRONT PROPERTY!

Have you been looking for the tranquility of a lakefront haven with natural beauty and breathtaking vistas surrounding you? Welcome to 100 West Shore Duck Lake Road in Babb, MT. Conveniently located just minutes away from the east entrance to Glacier National Park and easy access to renowned fishing on Duck Lake. Get ready to escape the hustle and bustle of everyday life and immerse yourself in a serene sanctuary where time seems to slow down. This charming property nestled on .32 acres offers an idyllic retreat on the shores of Duck Lake. Boasting 4 bedrooms, 2 bathrooms, and a spacious 2424 sq ft across three levels this meticulously maintained residence is being sold turnkey, making it the perfect choice for those seeking a seamless transition into a new home or an investment opportunity. The upper level is dedicated to the luxurious primary suite which features a walk-in closet, bath, and a private balcony that opens up to breathtaking views. The main level encompasses 3 bedrooms, 2 generous living spaces, a cozy gas fireplace, a well-appointed kitchen, a convenient laundry room, and an additional bath. The unfinished basement and small toy garage provide opportunities for customization to suit your preferences. The property comes complete with air conditioning, a two-stall garage, a garden shed, and a sizable yard surrounded by mature trees, creating a serene and private oasis. Relax and unwind on the wrap-around



porch taking in the beauty of your surroundings. The hot water heater and pressure tank are brand new, ensuring optimal functionality. Recent upgrades include new carpet and paint in 2022, hardwood floors in 2018, and a remodeled laundry room in 2020. Additional features include a septic system, a shared well, and air conditioning, providing modern conveniences for comfortable living. Whether you seek adventure in the nearby national park or tranquility in the comfort of your lakeside retreat, 100 West Shore Duck Lake Road offers the best of both worlds. Don't miss the opportunity to make this property your own and experience the beauty of Montana living at its finest.

Built in 1979

Essential Information

MLS® #	30020810
Price	\$619,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,424
Acres	0.32
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Multi-Level, Tri-Level
Status	Active

Community Information

Address	100 W Shore Duck Lake Road
Subdivision	N/A
City	Babb
County	Glacier
State	MT
Zip Code	59411

Amenities

Utilities	Electricity Connected, Propane, Phone Available
Features	Fishing, Lake
Parking Spaces	2
Parking	Garage, Garage Door Opener
# of Garages	2
Garages	Attached
View	Park/Greenbelt, Lake, Mountain(s), Residential, Trees/Woods
Is Waterfront	Yes
Waterfront	Lake, Waterfront

Interior

Interior Features	Fireplace
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Forced Air, Gas, Propane, Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Stories	Three Or More
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Exterior Features	Balcony, Storage, Propane Tank - Owned
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	March 20th, 2024
Days on Market	468
Zoning	None