

\$1,480,000 - 100 Pattee Canyon Road, Missoula

MLS® #30027758

\$1,480,000

4 Bedroom, 4.00 Bathroom, 3,674 sqft

Residential on 0.66 Acres

N/A, Missoula, MT

This mid-century modern home sits at the bottom of Pattee Canyon with easy access to recreation and central to Missoula's shopping, schools, ASUM garden, University of

Montana sports fields and golf course, and many other attractions. While unassuming from the curb view, this home offers spectacular views of the mountains surrounding

Missoula and the immediate yard, with Pattee Creek bordering the property. A diversion irrigation ditch is contoured to create a picturesque pond that has a water feature to provide the calming sounds of a gentle waterfall. The home is built on a hillside and exposes 2 floors to these stunning views. Enjoy birds and other wildlife viewing daily. A large deck on the main level and a patio at the middle level support outdoor living and relaxation. The of land supports flower and ceramic art gardens, with plenty of room for play and outdoor exploration.

The home was built in 1961. The open floorplan shows off the natural wood paneling, ceilings and beams from the original construction. Large windows provide Missoula vistas throughout the main floor. The spacious kitchen and walk-in pantry, remodeled in 2000, is open and designed for those who love to cook and entertain. There is a half-bath on the main level. A double-car garage connects to the main floor via a covered breezeway.



The middle level has 3 bedrooms, 2 full baths, sitting room, and laundry room. Each bedroom has access to the patio that surrounds most of the house. There is also access to a spacious workshop/ceramics studio on the middle floor. The lower level has a “Mother-in-law apartment” with 1 bedroom (with egress window), one 190; bath, a small kitchen, storage room, a large recreation room with an egress window (currently utilized as a quilting studio), and a single car garage. The home has 3,674 sq. ft. of usable space with ample storage. Improvements include membrane roof with 6” foam insulation, gas fireplace, remodeled kitchen and bathrooms, in-floor radiant heat in the kitchen and master bath, updated electrical service, new boiler, one remodeled bedroom and new flooring on the lower level. Enjoy the best of Missoula’s city life and have the close proximity to nature—all on a .66 acre lot. A wonderful home for gatherings and entertaining.

Built in 1961

Essential Information

MLS® #	30027758
Price	\$1,480,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	1
Square Footage	3,674
Acres	0.66
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Active

Community Information

Address	100 Pattee Canyon Road
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59803

Amenities

Parking	Additional Parking
# of Garages	2
Garages	Attached
Is Waterfront	Yes
Waterfront	Creek, Waterfront

Interior

Appliances	Dishwasher, Range, Refrigerator
Heating	Gas, Hot Water
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Garden
Lot Description	385' x 364' x 141' x 75'
Roof	Other
Foundation	Poured

Additional Information

Date Listed	July 8th, 2024
Days on Market	462
Zoning	Residential