

\$719,000 - 57417 Lower Crossing Road, St Ignatius

MLS® #30031119

\$719,000

1 Bedroom, 1.00 Bathroom, 1,536 sqft

Residential on 40.00 Acres

N/A, St Ignatius, MT

What began as a simple shop has blossomed into an inviting 1,500 sq ft studio style home brimming with charm and practicality. Crafted with Arrow Leaf Construction's signature style, this home is built to keep you cozy through Montana's rugged winters.

Inside, a thoughtfully designed True open-concept layout combines living, working, and relaxing spaces. The living area, office nook, bed space, and full kitchen flow seamlessly, complemented by a spacious utility room. With soaring 12 ft ceilings, the home feels open and inviting, while cement radiant floors and a wood stove create an ambiance of warmth and comfort. The metal siding, sourced from the original owner's family ranch in Drummond, adds a unique historical touch to this modern home. The property's septic system is approved for a 3-bedroom home and shop, leaving room for a potential 2-bedroom addition. Whether you're looking for extra space or a guest house, the possibilities are yours to create.

Step outside, and you're greeted by breathtaking 360-degree views of Mission Valley, including the majestic Mission Mountains. Conveniently located just 45 minutes from Missoula and 35 minutes from Polson and Flathead Lake, this property offers the perfect balance of rural serenity and accessibility to amenities and outdoor adventures.



Recent updates include a refreshed kitchen with new cabinets, butcher block countertops, a stainless steel farmhouse sink, and a new refrigerator, dishwasher, and hot water heater. Bonus loft storage above the bathroom adds even more functionality.

Ranchers, take note! This property is equipped for livestock with 3 corrals, working alleys, and 3 Miller Buildings – a storage shed, greenhouse, and chicken coop – offering everything you need to support your ranching lifestyle.

This home blends modern comfort, rustic charm, and endless potential. Don’t miss your chance to call it your Montana haven.
Sellers are very motivated – all offers encouraged and will be reviewed

Built in 2009

Essential Information

MLS® #	30031119
Price	\$719,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,536
Acres	40.00
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	57417 Lower Crossing Road
Subdivision	N/A
City	St Ignatius

County	Lake
State	MT
Zip Code	59865

Amenities

Utilities	Electricity Connected, High Speed Internet Available, Underground Utilities
View	Mountain(s), Residential, Valley

Interior

Interior Features	Fireplace, Main Level Primary, Open Floorplan, Wired for Sound
Appliances	Dryer, Dishwasher, Freezer, Range, Refrigerator, Washer
Heating	Radiant, Wood Stove
Fireplace	Yes
# of Fireplaces	1
Stories	One
Basement	None

Exterior

Exterior Features	Awning(s), Dog Run
Construction	Metal Siding
Foundation	Poured

Additional Information

Date Listed	July 25th, 2024
Days on Market	439