# \$179,000 - 7156 S Spruce Drive, Augusta

MLS® #30032566

#### \$179,000

Bedroom, Bathroom, Land on 5.45 Acres

N/A, Augusta, MT

CLEARY 64 FT BY 40 FT BARN in process of being converted to a Barn dominium, on 5.45 acres. 1500-gallon cistern and 3-bedroom septic installed. 3.4 KW JORDAN SOLAR with INVERTER. Takes a generator for backup, and plugs are already installed. Owner was in process of framing in bedrooms and living quarters and sale will include a fair amount of building materials. There's also a very new and never used sauna in the building. This could be a great project with much of the basic framing and infrastructure already in place. Outstanding views from the property and locate close to Willow Creek Reservoir and all the recreation that the area has to offer!



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Price \$179,000

Acres 5.45

Type Land

Sub-Type Residential

Status Active

### **Community Information**

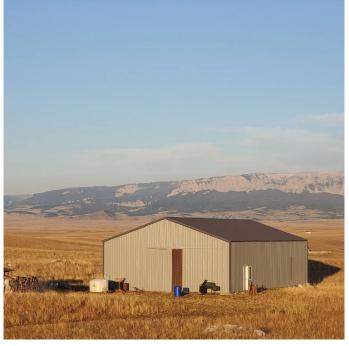
Address 7156 S Spruce Drive

Subdivision N/A

City Augusta

County Lewis and Clark





State MT

Zip Code 59410

## **Amenities**

Utilities Electricity Available, High Speed Internet Available

View Mountain(s)

### **Additional Information**

Date Listed August 20th, 2024

Days on Market 399

Zoning None