

\$450,000 - 1137 Us Hwy 89, Sun River

MLS® #30035019

\$450,000

3 Bedroom, 3.00 Bathroom, 1,478 sqft

Residential on 22.15 Acres

N/A, Sun River, MT

Located just 25 miles from Great Falls and 15 miles from Fairfield, this country gem on 22.15 acres offers the convenience of being close to town with the views and quietness of living in the Montana countryside, along with the ability to keep cattle and horses.

Seller is offering \$5,000 allowance toward a garage or barn.

This barn-dominium was built in 1993 as a shop space with an apartment and skillfully turned into a beautiful two-story, 3 bedroom (1 non-conforming), 2.75 bathroom home in 2022. The original apartment was kept the same, except for the plumbing that was completely redone in 2023. There is potential to add a 4th bedroom in one of the rooms on the main floor if a window is added (window is included in the personal items that convey with the property.)

The loft space with full bathroom has limited headroom, but could be used as a master loft, kids room, or playroom. The kitchen, dining, and living room are open with the kitchen providing generous counter and cabinet space. Rustic solid-core doors set the mood throughout the home and goes well with the wood-look vinyl flooring. An enclosed porch off the back of the home provides the perfect place to sit outside and enjoy the views and sunsets. The entire home is currently heated with the pellet stove located on the main level,



but there is electric baseboard heat in each room if that is preferred instead.

The upstairs also offers a large, designated storage space, perfect for holiday decorations, paint, or extra building supplies. Washer and dryer are located on the main level.

Other practical aspects of this property include the metal roof and siding, great for our Montana wind and winters and reducing maintenance. A powered and heated chicken coop is located near the house, along with an outhouse and 12x27 shed.

Home is wired for and uses fiberoptic from 3 Rivers in Fairfield. Sun River Electric provides electric service. Seller is providing a one-year home warranty to the buyer.

Built in 1993

Essential Information

MLS® #	30035019
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	1,478
Acres	22.15
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	1137 Us Hwy 89
Subdivision	N/A
City	Sun River

County	Cascade
State	MT
Zip Code	59483

Amenities

Utilities	Electricity Connected, High Speed Internet Available
View	Meadow, Mountain(s)

Interior

Appliances	Dryer, Freezer, Microwave, Range, Refrigerator, Washer
Heating	Baseboard, Electric, Pellet Stove
Cooling	Window Unit(s)
Basement	None

Exterior

Roof	Metal
Construction	Metal Siding
Foundation	Slab

Additional Information

Date Listed	October 9th, 2024
Days on Market	367