

# \$493,000 - 416 W Custer Avenue, Helena

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MLS® #30041108

**\$493,000**

4 Bedroom, 2.00 Bathroom, 2,272 sqft

Residential on 0.30 Acres

N/A, Helena, MT

Enjoy 2 living spaces at 1 price! This property includes two 2 bdrm/1 bath units with separate entrances. Previously used for multi-generational living, new owners could live in one unit and rent the other, or realize the full income potential by purchasing as an investment property. Close to Four Georgians, Capital High School, and Carroll College, this property has no covenants and its own well. This property offers lots of outdoor space with a deck, courtyard style patio, and large covered side patio. It boasts radiant heat, a 4 piece bathroom with a jetted tub, and double glass doors in the lower kitchen. The 2 car garage has a bonus room that could be used for a home office, extra storage, guest studio., or the start of a third unit. The property includes a storage shed, parking area, fenced yard, views of the golf course, and an assumable loan at 2.75%! Call to see it today! The rustic stone front entrance matches the stone of the fireplace. Purchase includes 50+ boxes of Brazilian ceramic tile that was purchased for the lower living space. Refrigerators, oven/ranges, dishwasher, one microwave, upstairs washer & dryer, and the piano convey with purchase.

Built in 1963

## Essential Information

MLS® # 30041108

Price \$493,000



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 1                       |
| Square Footage | 2,272                   |
| Acres          | 0.30                    |
| Year Built     | 1963                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Multi-Level, Tri-Level  |
| Status         | Active                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 416 W Custer Avenue |
| Subdivision | N/A                 |
| City        | Helena              |
| County      | Lewis and Clark     |
| State       | MT                  |
| Zip Code    | 59602               |

### Amenities

|              |                          |
|--------------|--------------------------|
| Parking      | Additional Parking       |
| # of Garages | 2                        |
| Garages      | Detached                 |
| View         | Golf Course, Mountain(s) |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Fireplace, Open Floorplan                                                 |
| Appliances        | Dryer, Dishwasher, Microwave, Range, Refrigerator, Water Softener, Washer |
| Heating           | Hot Water, Radiant                                                        |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Stories           | One                                                                       |
| Basement          | Daylight                                                                  |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Courtyard, Garden |
| Roof              | Asphalt, Metal    |
| Foundation        | Poured            |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2025 |
| Days on Market | 139                 |
| Zoning         | Residential         |