

# \$340,000 - 3420 Woodridge Trail, Helena

MLS® #30043474

**\$340,000**

Bedroom, Bathroom,  
Land on 5.00 Acres

Canyon Vista Estates Aka Gist, Helena, MT

Time to build! Five acres on the East side of Canyon Ferry Lake in a quiet, serene neighborhood overlooking the lake waiting for construction. The parcel is primarily level, with a portion of gentle sloping ideal for a stately walkout-build to enhance your views. A very easy build site with power nearby and well maintained roads makes it ideal to get started right away. The lot has sanitation restrictions removed and is shovel-ready. Woodridge Trail is halfway between Townsend and Helena, Montana and just a short drive to several public water access points, the historic Hellgate and Avalanche gulches and numerous campgrounds located 30 miles east of Helena, Montana, along Montana Highway 284.



## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | 30043474    |
| Price    | \$340,000   |
| Acres    | 5.00        |
| Type     | Land        |
| Sub-Type | Residential |
| Status   | Active      |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 3420 Woodridge Trail          |
| Subdivision | Canyon Vista Estates Aka Gist |
| City        | Helena                        |

|          |                 |
|----------|-----------------|
| County   | Lewis and Clark |
| State    | MT              |
| Zip Code | 59602           |

**Amenities**

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Utilities | Electricity Available, High Speed Internet Available, Other, Phone Available |
| Features  | Lake                                                                         |
| View      | Lake, Meadow, Mountain(s)                                                    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 184              |
| HOA Fees       | 150              |
| HOA Fees Freq. | Annually         |