

\$350,000 - 12 Trail Ridge Road, Clancy

MLS® #30044413

\$350,000

Bedroom, Bathroom,
Land on 5.06 Acres

Balsamroot Ridge, Clancy, MT

One of Balsamroot's last available lots! Rare find ...an exceptional 5-acre lot with views galore just minutes to town! Just around the corner from Helena's South Hills Trail system and minutes to the hospital and the capitol complex, you'll find this lot at the end of a very special cul-de-sac. The Balsamroot Ridge Minor Subdivision is tucked among Ponderosa pines, covered in sunshiny yellow Balsmroots in the early summer, and has stunning views 365 days a year. Additionally, the subdivision already has power and internet available. This lot, the last one available in this subdivision, has a gentle slope to capture the views just right but still allows easy access in and out of your private retreat. Take inspiration from the neighboring newly constructed homes and let the planning begin for the place of your dream! You'll want to work in plenty of large, view windows! It doesn't get better than this one. Welcome home!

Essential Information

MLS® #	30044413
Price	\$350,000
Acres	5.06
Type	Land
Sub-Type	Residential
Status	Active Under Contract

Community Information



Address	12 Trail Ridge Road
Subdivision	Balsamroot Ridge
City	Clancy
County	Jefferson
State	MT
Zip Code	59634

Amenities

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

Additional Information

Date Listed	April 1st, 2025
Days on Market	199