

\$470,000 - 8556 Yaak River Road, Troy

MLS® #30046088

\$470,000

3 Bedroom, 2.00 Bathroom, 1,400 sqft

Residential on 4.46 Acres

N/A, Troy, MT

MOTIVATED SELLER! NEW ROAD TO THE RIVER! This versatile property bordering the Yaak River is perfectly prepared to be your vacation property or cozy mountain home! The newer build is located in reach of the road for accessibility, and the 191 +/- feet of waterfront is a short walk or drive away, offering privacy and solitude on the shore. Put the finishing touches on your 3-bedroom, 2-bathroom, 1,400 sqft home now that the framing, electrical, septic, and water systems are in place, and have your home styled the way you want it to be! Over 4 acres with sunny and forested areas will give you space to enjoy or for any future endeavors, with an 18 GPM well at the ready. An RV dump station is available, along with a well-built shed. Live the mountain life with the peace of mind of a fresh build ready for your touches and relaxation of outdoor recreation all around! **CHECK OUT THE VIDEO**

Built in 2020

Essential Information

MLS® #	30046088
Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,400
Acres	4.46



Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin
Status	Active

Community Information

Address	8556 Yaak River Road
Subdivision	N/A
City	Troy
County	Lincoln
State	MT
Zip Code	59935

Amenities

Utilities	Electricity Connected
View	Mountain(s), Trees/Woods
Is Waterfront	Yes
Waterfront	Navigable Water, River Access, Waterfront

Interior

Basement	None
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Exterior

Roof	Metal
Foundation	Pillar/Post/Pier, Treated Wood

Additional Information

Date Listed	April 15th, 2025
Days on Market	156