

\$1,200,000 - 110 Hillcrest Loop, Missoula

MLS® #30047813

\$1,200,000

3 Bedroom, 3.00 Bathroom, 3,028 sqft

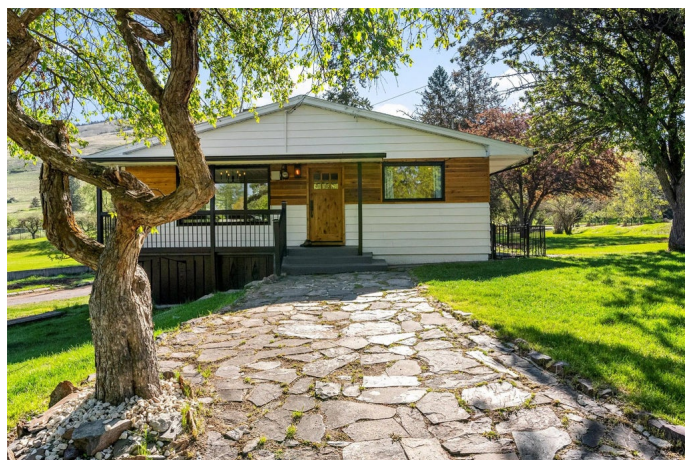
Residential on 1.06 Acres

N/A, Missoula, MT

Offering 5.375% for a 30-year fixed Jumbo loan with an estimated monthly payment of \$5,375.72 (principal and interest only), based on 20% down (80% loan-to-value), a \$960,000 loan amount, and a minimum 740 FICO score. Loan is for a primary residence and available with an acceptable offer. Rates and terms may vary based on credit, LTV, property type, and other factors. Not all applicants will qualify. Limited-time offer.

On the market for the first time, this updated 3-bedroom, 3-bath home offers a rare mix of privacy, natural beauty, and access to the best of Missoula. Set on just over an acre with approximately 230 feet of creek frontage and irrigation rights, the property borders public land and is just minutes from the University of Montana, downtown, and a network of hiking and biking trails. Expansive floor-to-ceiling windows showcase sweeping views of the Missoula Valley and Rattlesnake Wilderness, filling the home with natural light. Interior updates include new flooring throughout the upstairs, fully remodeled bathrooms, and a striking dual-sided fireplace finished in smooth concrete and Columbia Valley basalt stone, with a live-edge ponderosa pine mantel and custom iron doors.

Custom wood touches—knotty alder doors and handcrafted vanities—add warmth and character. The kitchen retains its original charm, complemented by modern lighting and



ready for a personal touch. The walkout lower level includes two spacious family rooms ideal for guests, work, or entertainment.

Outside, the home features a blend of original brickwork and newly finished Japanese cedar siding. Mature fruit trees, a new pergola, and porches facing Mount Sentinel create inviting spaces to enjoy sunsets or watch adventure seekers paraglide over the hillside. A two-car tuck-under garage and looped driveway provide plenty of space for vehicles and gear.

With direct access to trails, creekside tranquility, and close proximity to the Saturday farmers market, the KettleHouse Amphitheater, and everything else Missoula has to offer, this is a truly unique opportunity.

Built in 1955

Essential Information

MLS® #	30047813
Price	\$1,200,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	3,028
Acres	1.06
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	110 Hillcrest Loop
Subdivision	N/A
City	Missoula
County	Missoula

State	MT
Zip Code	59803

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available
Parking	Garage, On Street, Tuck Under Garage
# of Garages	2
Garages	Attached
View	Mountain(s), Residential
Is Waterfront	Yes
Waterfront	Creek, Waterfront

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Hot Water
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Stories	One
Basement	Full

Exterior

Roof	Composition
Construction	Wood Frame
Foundation	Poured

Additional Information

Date Listed	May 13th, 2025
Days on Market	134