

\$339,000 - 12437 Us Highway 2, Troy

MLS® #30047862

\$339,000

2 Bedroom, 2.00 Bathroom, 1,000 sqft
Residential on 0.97 Acres

N/A, Troy, MT

Don't miss this opportunity to own a peaceful slice of Montana just minutes from the heart of Troy. This 1,000 sqft., 2 bedroom, 2 bath home sits on a 0.969 acre level lot with no covenants, offering the freedom to enjoy your property your way with the National Forest behind it. The home is located just off Highway 2, providing easy year-round access while still offering the privacy and tranquility of the surrounding woods. A short walk through the woods in the back yard leads you to the walking trail by the airport. ATV trails and hiking and hunting areas are very close to this property as well. A 16x28 ft garage with a 10 ft overhang with electricity offers plenty of space for your vehicles, tools, or toys. Around three cords of wood will also be left with the house for the fireplace. The property is on a shared well with two neighbors and the corner pins have been marked. There is also a gazebo near the house & an additional storage shed.

Built in 1976

Essential Information

MLS® #	30047862
Price	\$339,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,000
Acres	0.97



Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	12437 Us Highway 2
Subdivision	N/A
City	Troy
County	Lincoln
State	MT
Zip Code	59935

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet Available, Propane
Parking Spaces	1
Parking	Additional Parking
# of Garages	1
Garages	Detached
View	Trees/Woods

Interior

Interior Features	Fireplace
Appliances	Microwave, Range, Refrigerator, Water Softener
Heating	Propane, Wood Stove, Wall Furnace
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	One
Basement	Crawl Space

Exterior

Exterior Features	Storage, Propane Tank - Leased
Roof	Metal
Foundation	Poured

Additional Information

Date Listed	May 7th, 2025
Days on Market	143