

\$499,000 - 1278 Hunts Mill Road, Troy

MLS® #30047918

\$499,000

Bedroom, Bathroom,
Land on 12.02 Acres

Cedar Glen Estates Phase II, Troy, MT

Featuring an unparalleled blend of natural beauty and recreational opportunities, this rare and beautiful 12.016 acres on the breathtaking Kootenai River has gorgeous Mountain views and 2308.85 feet of stunning Kootenai River frontage. Located in a desirable area not far from the quaint town of Troy, Mt., the groundwork towards the development of this property is well under way. With a well, electricity, and a permitted septic, this beautiful parcel provides the ideal spot for your new home. Currently a tiny home resides on the property that can be completed, as you design and build your dream home. Abundant wildlife can be found on or near the river, including eagles, osprey, wood ducks, kingfishers, geese, deer and other critters such as river otters and beavers, who make periodic appearances to the delight of those blessed to see them. Besides fishing right off your property, there is a boat ramp located upriver at Roosevelt Park, providing easy river access for boating, rafting, kayaking and many other recreational activities. Hunts Mill Road is a scenic drive, and this river parcel features end of the road privacy. Buildable riverfront lots are getting harder to find, and acreage with both river frontage and stunning Mountains views are rarer still. Enjoy an evening sunset while you enjoy the soothing sounds of river rapids. With a paved walking path nearby and the recreational opportunities that Northwest Montana provides, this Montana gem is one you will not want to miss out on. Lovely and



pristine!

Essential Information

MLS® #	30047918
Price	\$499,000
Acres	12.02
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	1278 Hunts Mill Road
Subdivision	Cedar Glen Estates Phase II
City	Troy
County	Lincoln
State	MT
Zip Code	59935

Amenities

Utilities	Electricity Connected
View	Meadow, Mountain(s), Creek/Stream, Valley, Trees/Woods
Is Waterfront	Yes
Waterfront	Navigable Water, Waterfront

Additional Information

Date Listed	May 9th, 2025
Days on Market	154