

\$899,000 - 11625 Us Highway 12 W, Lolo

MLS® #30048080

\$899,000

3 Bedroom, 2.00 Bathroom, 2,240 sqft

Residential on 46.67 Acres

N/A, Lolo, MT

Welcome to 11625 Hwy 12 W in Lolo—a rare and remarkable Montana retreat where nature, privacy, and convenience come together. Spanning over 45 acres in two deeded parcels, this property features more than 1,250 feet of both sides of fishable Lolo Creek—Surface Water is Mormon Creek, offering the ultimate creekside living experience. Enjoy the sound of rushing water, cast a line, or simply relax by the creek—all in your own backyard.

One side of the property borders the historic Fort Fizzle site, while the other acreage meets Forest Service land, providing endless access to public trails, hunting, hiking, and wildlife watching. This is the ideal setup for the outdoor enthusiast who wants to enjoy nature without sacrificing proximity to town—just under 15 minutes to Missoula. Approximately 9 acres of level, cross-fenced pasture are perfect for horses or livestock, while the remaining wooded acreage is rich with wildlife and recreational opportunity. The property is currently being used to keep bees, adding to its potential as a self-sustaining homestead or hobby farm.

The 2,400+ sq. ft. walk-out 3 BR home with two bonus rooms has been largely remodeled with new paint throughout, new bathrooms, windows, revamped kitchen, all new electrical and plumbing, and a spacious deck to enjoy the breathtaking surroundings. Additional features include a 3-car detached garage,



sheds for all your storage needs. Sellers are offering a flooring credit of \$10,000.

With excellent year-round access, reliable cell service, and a location that blends seclusion with convenience, this one-of-a-kind property truly offers the best of Montana living. Fish, hike, explore, and unwind—all from your own private haven.

Built in 1978

Essential Information

MLS® #	30048080
Price	\$899,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	2,240
Acres	46.67
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	11625 Us Highway 12 W
Subdivision	N/A
City	Lolo
County	Missoula
State	MT
Zip Code	59847

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Available
# of Garages	3
Garages	Detached

View	Mountain(s), Trees/Woods
Is Waterfront	Yes
Waterfront	Creek, Waterfront

Interior

Interior Features	Fireplace
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Fireplace(s), Wood Stove
Cooling	Ductless
Fireplace	Yes
# of Fireplaces	1
Stories	Two
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Roof	Composition
Construction	Wood Siding, Wood Frame
Foundation	Poured

Additional Information

Date Listed	June 30th, 2025
Days on Market	86