

\$350,000 - 3 Trail Ridge Road, Clancy

MLS® #30049290

\$350,000

Bedroom, Bathroom,
Land on 5.05 Acres

N/A, Clancy, MT

Build Your Montana Dream! Discover your slice of Big Sky Country with this beautiful 5-acre home site just south of Helena. Located in Balsamroot Ridge Subdivision, the area is covered in the signature western flower - Arrow Leaf Balsamroot - each spring! Soak in panoramic mountain views, enjoy all-day sunshine, and without sacrificing convenience of quick access to town. Sunny, open meadows of native grasses along with mature pines with excellent southern exposure. Sweeping mountain views and quick access to South Hills Trail System for hiking and mountain biking. The gentle slope is perfectly suited for a design with a walkout basement home affording main level living spaces. Ready for your custom home in area of executive style residences. Whether you're looking to build now or invest in land for the future, this property checks all the boxes. Peaceful, picturesque, and perfectly located. Welcome Home!



Essential Information

MLS® #	30049290
Price	\$350,000
Acres	5.05
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	3 Trail Ridge Road
Subdivision	N/A
City	Clancy
County	Jefferson
State	MT
Zip Code	59634

Additional Information

Date Listed	May 15th, 2025
Days on Market	155