

\$774,000 - 286 Edgewater Drive, Libby

MLS® #30049780

\$774,000

3 Bedroom, 3.00 Bathroom, 3,180 sqft
Residential on 1.03 Acres

N/A, Libby, MT

Don't miss this rare opportunity to own a custom-built 3-bedroom, 3-bathroom home with approximately 142' of pristine Kootenai River frontage. Situated on a private and beautifully landscaped 1.03-acre lot, this 1994 home has been meticulously maintained by the original owners and is now ready for its next chapter. Enjoy direct backyard access to the navigable river—fish, float, or simply relax along your own stretch of the scenic Kootenai. A peaceful, private deck and mature trees provide a tranquil retreat, while the peek-a-boo river view offers potential for even more stunning vistas by selectively thinning the trees and creating a personal trail to the water's edge. Inside, the spacious and functional layout offers great potential for a light interior remodel to suit your ideal design and style. This is a high efficiency home that offers both comfort and opportunity, whether you're looking for a full-time residence or a vacation getaway.

Built in 1994

Essential Information

MLS® #	30049780
Price	\$774,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	3,180



Acres	1.03
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	286 Edgewater Drive
Subdivision	N/A
City	Libby
County	Lincoln
State	MT
Zip Code	59923

Amenities

Amenities	Boat Dock
Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Available
Parking	Additional Parking, Garage, Garage Door Opener
# of Garages	2
Garages	Attached
View	Mountain(s)
Is Waterfront	Yes
Waterfront	Navigable Water, River Access, Waterfront

Interior

Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Heat Pump
Cooling	Central Air
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Daylight, Finished, Walk-Out Access

Exterior

Exterior Features	Kennel
Roof	Asphalt
Construction	Masonite, Wood Frame

Foundation Poured

Additional Information

Date Listed May 15th, 2025
Days on Market 139
HOA Fees 100
HOA Fees Freq. Annually