

\$549,900 - 116 South Avenue E, Missoula

MLS® #30049880

\$549,900

4 Bedroom, 2.00 Bathroom, 1,408 sqft

Residential on 0.14 Acres

N/A, Missoula, MT

Welcome to 116 South Avenue East—an updated, income-producing gem right in the heart of Missoula’s coveted University District. This 4-bedroom, 2-bathroom home sits directly across the street from the University of Montana’s track and soccer fields, with a bus stop just steps from the front door and unbeatable access to downtown, campus, the golf course, and local favorites like Cambie and Iron Griz. You’re also just minutes from outdoor hotspots like Dornblaser Field and the Pattee Canyon trail system, offering the perfect balance of urban convenience and outdoor adventure.

Inside, the home blends character with function. The main floor features hardwood floors, two well-sized bedrooms, a full bathroom, and an updated kitchen with stainless steel appliances and modern touches. One of the main-level bedrooms is generously sized and flexible enough to serve as a primary suite, guest space, or bonus room with creative potential. A spiral staircase leads to the lower level, where you’ll find two additional bedrooms, a second bathroom, and the laundry area. This level also has walkout access to the backyard, enhancing its versatility. Take note that in addition to many functional upgrades this home also has all new carpet throughout!

The backyard is fully fenced and includes a storage shed, perfect for gear, tools, or tenant



extras. The alley provides rare and highly valuable off-street parking with multiple designated spaces—ideal for owners or guests. There's a yard shed included and there's even a workshop area off the back of the home too.

Whether you’re looking for a stylish place to call home, a long-term investment, or a proven vacation rental (averaging over \$40,000 annually), this property delivers. Well maintained and full of personality, 116 South Avenue East is your chance to own a prime piece of the U-District—where the hum of campus life and the energy of the city come together.

Built in 1940

Essential Information

MLS® #	30049880
Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,408
Acres	0.14
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	116 South Avenue E
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59801

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Available
Parking	Alley Access
View	Residential

Interior

Interior Features	Main Level Primary
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Stories	One
Has Basement	Yes
Basement	Daylight, Full, Finished, Walk-Out Access

Exterior

Exterior Features	See Remarks
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured

Additional Information

Date Listed	May 17th, 2025
Days on Market	153