

\$650,000 - 8436 American Bar Road, Helena

MLS® #30050069

\$650,000

2 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 1.04 Acres

N/A, Helena, MT

Unique, fully-furnished home w/attached garage on 1.04 acres bordering U.S. Forest Service land along the Missouri River at Upper Holter Lake—just upstream from Montana’s iconic Gates of the Mountains, where towering limestone cliffs rise above the river in one of the state’s most dramatic natural settings. Originally built in 2004 as a large garage/shop, the structure has been carefully converted over the past five years into a comfortable, energy-efficient 2-bedroom, 2-bath home. Structural Insulated Panel (SIP) construction offers excellent insulation for year-round living and ease of maintenance. Inside, the open kitchen/dining/living features LVP flooring, quartz countertops, maple cabinetry, black stainless appliances, glass tile backsplash, and a Lopi wood stove. Two full-view glass garage doors open onto a partially covered patio, blending indoor and outdoor space for expanded living and great entertaining. Ceilings are 10’ throughout the home (12’ in garage). Heating is provided by a high-efficiency propane Rinai system, electric back-up, wood stove, and a buried 1000-gallon propane tank with piped connections for the BBQ and smoker. For added convenience, the property is equipped with wifi-controlled underground sprinkler system, Starlink internet, and the VZW cellular service has been excellent. The attached heated, insulated garage has a 10’ door, propane radiant overhead heat, and accommodates a 22’ pontoon boat



w/trailer (also available for purchase). Private boat slip consists of 45â€™ of EZ Dock (5' wide x 20' walkway + 25' dock) with an additional 14â€™ ramp for a small fishing boat or jet ski. Beautifully furnished and ready to enjoy, with direct access to public lands, and one of Montana's most historic river landscapes, in the heart of what anglers know as the "Land of the Giants" for its world-class trout fishing. Broker owned.

Built in 2004

Essential Information

MLS® #	30050069
Price	\$650,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,024
Acres	1.04
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Modern, Ranch
Status	Active

Community Information

Address	8436 American Bar Road
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59602

Amenities

Amenities	Boat Dock, Boat Slip, See Remarks
Features	Fishing, Lake
# of Garages	1

Garages	Attached
Is Waterfront	Yes
Waterfront	Dock Access, Lake, River Access, Waterfront

Interior

Interior Features	Main Level Primary, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dryer, Dishwasher, Freezer, Microwave, Range, Refrigerator, Washer
Heating	Propane, Space Heater, Wood Stove
# of Stories	1
Stories	One
Basement	None

Exterior

Foundation	Slab
------------	------

Additional Information

Date Listed	May 18th, 2025
Days on Market	150
HOA Fees	400
HOA Fees Freq.	Annually