

\$939,000 - 2705 Lyon Creek Road, Missoula

MLS® #30050530

\$939,000

2 Bedroom, 2.00 Bathroom, 1,530 sqft

Residential on 10.10 Acres

N/A, Missoula, MT

Welcome to Lyon Creek—where the creek truly runs through it. This peaceful 2-bedroom, 2-bathroom home is nestled on 10 wooded acres with a private meadow—perfect for gardening, homesteading, or simply soaking in the serenity of nature. The property includes a chicken coop, productive garden, greenhouse, waterfall and your own year-round creek, setting the stage for a self-sustaining lifestyle. Inside, enjoy the charm of a wood-burning fireplace with custom metal work and a wood fire pizza oven, complemented by new mini splits for efficient heating and cooling. The home sits at the quiet end of the road, just 10 minutes from Community Hospital and the heart of Missoula—offering the perfect mix of seclusion and convenience.

Additional highlights include a private well, cistern, multiple outbuildings including an original homestead with power and water close by, and a tall, oversized garage with a finished studio above—ideal for an office, bonus room, or creative space. As a bonus, a separate build site awaits at the top of Cedar Ridge, offering breathtaking views of Missoula—a rare opportunity to expand or create your dream home while maintaining the existing residence.

Whether you're looking to live simply or dream big, this versatile Montana property offers the setting, space, and infrastructure to bring your vision to life. Come see in person to take it in!

House across the way is also listed with



MLS#:30050536- This could be an option to be purchased together as well!

Built in 1980

Essential Information

MLS® #	30050530
Price	\$939,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,530
Acres	10.10
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Active

Community Information

Address	2705 Lyon Creek Road
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59804

Amenities

# of Garages	3
Garages	Detached

Interior

Appliances	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
Heating	Baseboard, Electric
Cooling	Ductless
Fireplace	Yes
# of Fireplaces	1
Stories	Two
Basement	Crawl Space

Exterior

Lot Description	10.10 Acres
Roof	Metal
Construction	Wood Siding
Foundation	Poured

Additional Information

Date Listed	May 30th, 2025
Days on Market	87
Zoning	None