

# \$350,000 - 1417 Sherwood Street, Missoula

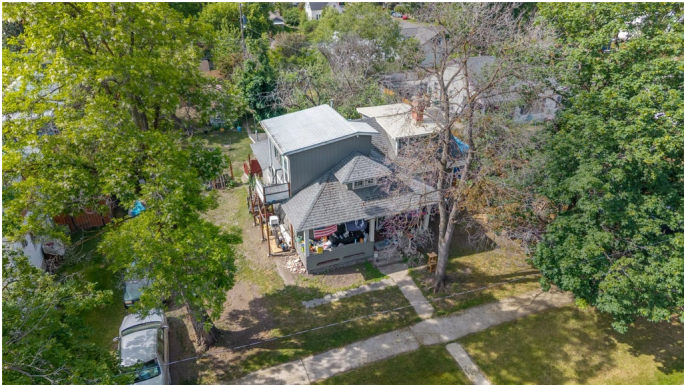
MLS® #30050710

## \$350,000

4 Bedroom, 1.00 Bathroom, 1,407 sqft  
Residential on 0.25 Acres

N/A, Missoula, MT

Looking for your next project or development opportunity? Located in the heart of Missoula’s vibrant Westside neighborhood, this property offers a rare opportunity for redevelopment on a spacious 0.254-acre parcel—on two full city lots plus a partial lot! Zoned RT2.7, this site may allow for the construction of townhomes or two-unit dwellings on each lot, making it ideal for investors, builders, or anyone looking to take advantage of Missoula’s growing housing demand. The existing home is older and in need of significant repairs, but utilities are already in place, providing a strong foundation for future development or renovation of the existing structure. The property also features alley access along the back, adding flexibility for site planning, parking, or additional unit access. Opportunities like this don’t come around often—whether you're looking to renovate, rebuild, or reimagine, this is your chance to shape the future of a desirable Westside location.



Built in 1940

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 30050710  |
| Price      | \$350,000 |
| Bedrooms   | 4         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |

|                |                         |
|----------------|-------------------------|
| Square Footage | 1,407                   |
| Acres          | 0.25                    |
| Year Built     | 1940                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Other                   |
| Status         | Active                  |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1417 Sherwood Street |
| Subdivision | N/A                  |
| City        | Missoula             |
| County      | Missoula             |
| State       | MT                   |
| Zip Code    | 59802                |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Utilities | Natural Gas Available                            |
| Features  | Playground, Park, Pool, Street Lights, Sidewalks |
| Parking   | Additional Parking, Alley Access                 |
| View      | Mountain(s), Residential, Trees/Woods            |
| Has Pool  | Yes                                              |
| Pool      | Community                                        |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Fireplace, Main Level Primary |
| Heating           | Wood Stove                    |
| Fireplace         | Yes                           |
| # of Fireplaces   | 1                             |
| Has Basement      | Yes                           |
| Basement          | Unfinished                    |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony                            |
| Roof              | Tile                               |
| Construction      | Board & Batten Siding, Wood Siding |
| Foundation        | See Remarks, Stone, Treated Wood   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 119             |