

\$1,849,000 - 1265 Jellison Road, Columbia Falls

MLS® #30050890

\$1,849,000

3 Bedroom, 3.00 Bathroom, 2,474 sqft
Residential on 8.19 Acres

N/A, Columbia Falls, MT

MONTANA RIVERFRONT LUXURY WITH INCOME POTENTIAL ON 8+ ACRES

A rare opportunity to own over 8 acres along the Flathead River, with 256 feet of river frontage that reaches out to a scenic island—an extraordinary Montana escape. The main residence features soaring vaulted ceilings, rich custom woodwork, and a bright, open-concept design that flows seamlessly to multiple decks and patios. Enjoy effortless indoor-outdoor living with breathtaking views in every direction. A separate guest house with private entrance offers elegant accommodations and operates as a high-performing short-term rental. The walkout lower level is plumbed and wired—perfect for a bar, second kitchen, or expansive entertaining area. A legacy property combining natural beauty, privacy, and income potential.

Built in 2019



Essential Information

MLS® #	30050890
Price	\$1,849,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	2,474
Acres	8.19
Year Built	2019

Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	1265 Jellison Road
Subdivision	N/A
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Phone Available
# of Garages	2
Garages	Detached
View	Mountain(s), Residential, Creek/Stream, Trees/Woods
Is Waterfront	Yes
Waterfront	River Access, Waterfront

Interior

Interior Features	Main Level Primary, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Cooling	Central Air
Basement	Walk-Out Access

Exterior

Exterior Features	Fire Pit, Hot Tub/Spa, Rain Gutters, Propane Tank - Owned
Roof	Asphalt
Construction	Board & Batten Siding
Foundation	Poured

Additional Information

Date Listed	June 6th, 2025
Days on Market	129
Zoning	Residential