

\$3,249,000 - 8250 Us Highway 2 W, Marion

MLS® #30050929

\$3,249,000

2 Bedroom, 2.00 Bathroom, 2,644 sqft
Residential on 21.33 Acres

N/A, Marion, MT

Discover this unique residential opportunity that offers space, versatility, and income potential, all within Scenic Corridor zoning. The main home is a spacious 2,644 sq ft residence featuring 2 bedrooms and 2 bathrooms, ideal for comfortable living with room to entertain. A large, fully finished 50x100 shop includes an office, loft/living space, used-oil furnace, car lifts, and engine hoist—perfect for hobbyists or home-based entrepreneurs. A duplex on the property adds flexibility and value, offering two 1,200 sq ft units, each with 2 bedrooms and 1 bathroom. The property includes four separate septic systems—one for each structure—and can be easily split for future development or sale. Whether you're a homeowner seeking flexible space or an investor exploring creative use, this property delivers unmatched potential.

Built in 1983

Essential Information

MLS® #	30050929
Price	\$3,249,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,644
Acres	21.33
Year Built	1983



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

Community Information

Address	8250 Us Highway 2 W
Subdivision	N/A
City	Marion
County	Flathead
State	MT
Zip Code	59925

Amenities

Utilities	Electricity Connected, Propane, Phone Available, Separate Meters, Underground Utilities
Features	Street Lights
# of Garages	2
Garages	Detached
View	Residential, Trees/Woods

Interior

Interior Features	Main Level Primary, Open Floorplan
Appliances	Dryer, Dishwasher, Range, Refrigerator, Washer
Heating	Fireplace(s), Gas, Propane, Stove, Wood Stove
Fireplace	Yes
# of Fireplaces	2
Basement	Partially Finished

Exterior

Exterior Features	Awning(s), Fire Pit, Rain Gutters, RV Hookup, Propane Tank - Owned, Propane Tank - Leased
Roof	Metal
Construction	Wood Siding, Wood Frame
Foundation	Poured

Additional Information

Date Listed	June 4th, 2025
Days on Market	41

Zoning

See Remarks