

\$779,000 - 20 Sawmill Fishing Road, Clinton

MLS® #30051318

\$779,000

3 Bedroom, 3.00 Bathroom, 2,748 sqft
Residential on 1.00 Acres

N/A, Clinton, MT

Priced to sell, with major reduction. Motivated Sellers, all offers considered! Welcome to 20 Sawmill Fishing Road — just steps from world-renowned, Blue Ribbon-designated Rock Creek. Set on a beautifully landscaped one-acre parcel perched above the river, this charming, fully furnished property offers private, easy access to the stream — perfect for fishing, wading, or simply soaking in the scenery. The original rustic log cabin blends seamlessly with tasteful, spacious additions, creating a 3-bedroom, 3-bath retreat full of character and comfort. Vaulted ceilings, log and knotty pine accents, stone finishes, and radiant-heated wood and slate tile floors enhance the inviting atmosphere. Enjoy modern conveniences like air conditioning and a brand-new solar power system — say goodbye to power bills! With no covenants, you're free to bring your horses, pets, and recreational toys. Similar STRs go for \$500 per night. Just 35 minutes from Missoula, this riverfront gem sells turnkey and lets you experience Montana the way it was meant to be — wild, beautiful, and entirely your own.

Built in 1991

Essential Information

MLS® #	30051318
Price	\$779,000
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	2,748
Acres	1.00
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin
Status	Active

Community Information

Address	20 Sawmill Fishing Road
Subdivision	N/A
City	Clinton
County	Granite
State	MT
Zip Code	59825

Amenities

# of Garages	2
Garages	Detached
View	Trees/Woods
Waterfront	Creek, Water Access

Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s)
Appliances	Dryer, Microwave, Refrigerator, Washer
Cooling	Wall Unit(s)
Has Basement	Yes
Basement	Finished

Exterior

Foundation	Block
------------	-------

Additional Information

Date Listed	June 27th, 2025
Days on Market	111