

\$565,000 - 4445 Banner Creek Road, Helena

MLS® #30051796

\$565,000

3 Bedroom, 2.00 Bathroom, 4,480 sqft

Residential on 31.02 Acres

N/A, Helena, MT

Off-Grid Hunter's Paradise! This amazing, off-grid, seasonal home was built over the last two decades by a very handy woodsman who owned the land for quite some time. Much love was invested into this 31.02-acre property and the 4480 sf home on it. The log work, lighting and decor show character and attention to detail. Last year the property was purchased by a motivated builder who has done an impressive facelift, tightening up the construction, protecting it from the long winters, while beautifying it inside and out. The master bathroom is now complete; a new metal roof was installed with new plywood decking and ice and water shield; insulation was increased; exterior was sealed; siding was repaired; concrete was poured in the basement, garage, and around the foundation; top-of-the-line solar was installed; a new generator was added; 1500 gallons of propane tanks were added; the property has been cleaned of possessions; driveway has been improved with truckloads of gravel; an electrical contractor updated the wiring; a licensed plumber updated the plumbing; tankless propane water heater is working. Now it's time for you to enjoy the fruits of his labors. The views from the picture window are breathtaking. A stream runs through the property year round. Elk, deer, bear, moose and other wildlife roam the property. Forest service access is all around and the roads will take you in all directions, ripe for exploration. The hunting is phenomenal. This property has



seasonal access at 7400 feet elevation, 6.4 miles past county plowing and 3.75 miles past local resident plowing. No well in place. Home water is provided from the stream in the warmer months through a cistern and gravity feed. Drinking water is brought in.

Built in 2006

Essential Information

MLS® #	30051796
Price	\$565,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	4,480
Acres	31.02
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin
Status	Active

Community Information

Address	4445 Banner Creek Road
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59601

Amenities

Utilities	Propane
# of Garages	2
Garages	Detached
View	Lake, Mountain(s), Valley, Trees/Woods
Is Waterfront	Yes
Waterfront	Creek, Waterfront

Interior

Interior Features	Fireplace, Main Level Primary, Open Floorplan, Vaulted Ceiling(s)
Appliances	Range, Refrigerator, Washer
Heating	Wood Stove
Fireplace	Yes
# of Fireplaces	3
Stories	Two
Has Basement	Yes
Basement	Daylight, Full, Unfinished, Walk-Out Access

Exterior

Exterior Features	Balcony, Fire Pit, Storage, Propane Tank - Owned
Roof	Metal
Construction	Log Siding, Wood Siding
Foundation	Poured

Additional Information

Date Listed	June 12th, 2025
Days on Market	127