

\$750,000 - 452 Blair Lane, Victor

MLS® #30051898

\$750,000

3 Bedroom, 2.00 Bathroom, 1,505 sqft
Residential on 40.00 Acres

N/A, Victor, MT

First Time Offered - 40 Acres in the Heart of the Bitterroot Valley. Discover the potential of this rare 40-acre offering on the peaceful westside of the Bitterroot Valley. Nestled near the end of the road on the valley floor, this private and serene setting features beautiful stands of mature pine trees and a highly desirable central location. The property includes a 3-bedroom, 2-bath ranch-style home that needs some TLC, ideal for those looking to renovate or build their dream home in a truly special spot. A detached 1-car garage/storage building (12'x20' approx) and a 1-carport offer additional storage and utility. Also on site is an older mobile home, good for storage or a simple workshop, but could easily be removed if you're ready to start fresh. Split into two separate parcels, this property offers development flexibility, investment opportunity, or the chance to create a multi-generational retreat. Whether you're seeking space, privacy, or a place to build your Montana legacy, this is a must-see.

Built in 1994

Essential Information

MLS® #	30051898
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,505
Acres	40.00
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active Under Contract

Community Information

Address	452 Blair Lane
Subdivision	N/A
City	Victor
County	Ravalli
State	MT
Zip Code	59875

Amenities

Utilities	Electricity Connected
Parking Spaces	1
# of Garages	1
Garages	Detached
View	Trees/Woods

Interior

Appliances	Range
# of Stories	1
Stories	One
Basement	Crawl Space

Exterior

Roof	Metal
Construction	Wood Siding
Foundation	Poured

Additional Information

Date Listed	June 12th, 2025
Days on Market	116
Zoning	None