

\$625,000 - 74 Cedar Creek, Libby

MLS® #30052034

\$625,000

3 Bedroom, 2.00 Bathroom, 2,640 sqft
Residential on 3.75 Acres

N/A, Libby, MT

River frontage, home, shop and creek on acreage. This property has it all!!!
Unique 3.78 acres composed of 2 parcels with 750+/- shoreline, offering breathtaking river frontage and the soothing sounds of Cedar Creek flowing right through the property. Walk into an expansive living room that flows seamlessly into the kitchen with a dining area plus formal dining room makes this home perfect for entertaining. A main floor bedroom sits adjacent to a full bath and is conveniently located near the laundry room with plenty of area to store items which features a pull-down attic for additional storage. The beautiful lighted staircase leads you up to the spacious upper living area that showcases vaulted ceilings accented with rustic beams. Newer pellet stove keeps the space warm and cozy year-round. The main upstairs bedroom boasts a walk-in closet and a large, stylishly remodeled bath complete with double sinks, skylight, laundry hookups, and a picture window framing the gorgeous view. Once was the 3rd bedroom is now being used as an office which has several windows accenting both walls. On the other side is a large walk-in closet that could be used by either bedroom. A door off the upstairs living room leads to a future upper deck space, perfect for taking in the views.

A large carport provides covered parking and the impressive 30x40 shop with lean-to off 2 sides. Plenty of space for tools, hobbies, or auto work. The property is landscaped down to



the river bank. The second parcel could be a great place for RV or campsites with the creek running through it with no restriction other than county regulations..

This is truly a special place where you can relax to the sounds of Cedar Creek and fish from the banks of your own property. Truly a riverfront haven.

Built in 1982

Essential Information

MLS® #	30052034
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,640
Acres	3.75
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Style	Split Level
Status	Active

Community Information

Address	74 Cedar Creek
Subdivision	N/A
City	Libby
County	Lincoln
State	MT
Zip Code	59923

Amenities

Utilities	Electricity Connected, Propane, Phone Available
Parking Spaces	2
Parking	RV Access/Parking
View	Creek/Stream
Is Waterfront	Yes

Waterfront Creek, Navigable Water, River Access, Waterfront

Interior

Appliances Dryer, Dishwasher, Range, Refrigerator, Washer
Heating Forced Air, Heat Pump, Propane, Pellet Stove
Cooling Ductless
Stories Two, Multi/Split
Basement Crawl Space

Exterior

Exterior Features Propane Tank - Leased
Foundation Block

Additional Information

Date Listed June 20th, 2025
Days on Market 77