

\$1,199,000 - 3333 Middle Road, Columbia Falls

MLS® #30052278

\$1,199,000

3 Bedroom, 2.00 Bathroom, 4,057 sqft

Residential on 9.19 Acres

None, Columbia Falls, MT

Price Reduced – Motivated Seller!

Montana Dream Property with Big Potential

– Freedom, Views & Space to Grow!

This level, fully usable 9.19-acre property offers the freedom you’ve been looking for – NO Covenants, NO Zoning, and NO HOA – giving you the rare ability to live, build, and grow your way. Whether you’re seeking a homestead, hobby farm, or multi-use investment, this property is packed with opportunity.

Enjoy panoramic views of the Columbia Mountain Range and room to create your vision. The land is well-equipped with four greenhouses (three 20x40, one 20x134), fenced pastures with watering systems, chicken coops, horse stalls with tack room, and a round pen. There may even be a few friendly peacocks ready to welcome you home! The spacious 3,807 SF home offers 3 bedrooms, 2 bathrooms + guest apartment, an updated kitchen, newer windows, a beautiful lighted wood staircase, and a 2-car attached garage plus detached garage. While the home and property could use some TLC and cosmetic updates, they provide a solid foundation with tons of room to make it your own.

Additional structures include a 24x24 detached garage/shop with bathroom, a 40x36 barn, and a guest apartment – perfect for visitors, a rental, or a caretaker. With two productive wells with water rights, irrigated landscaping, and plenty of infrastructure already in place,



you can hit the ground running. There's also space and flexibility to expand, build, or even subdivide (with county approval). Located just a short drive to Glacier National Park, Glacier Park International Airport, Whitefish, and Kalispell, this property offers both privacy and convenience. Bring your animals, bring your ideas, and bring your dreams. this could be your perfect Montana getaway”or your forever home.

Built in 1990

Essential Information

MLS® #	30052278
Price	\$1,199,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	4,057
Acres	9.19
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	3333 Middle Road
Subdivision	None
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Available
Parking	Additional Parking, Boat, RV Access/Parking
# of Garages	4

Garages	Detached
View	Meadow, Mountain(s), Trees/Woods

Interior

Interior Features	Fireplace, Vaulted Ceiling(s), Additional Living Quarters
Appliances	Dishwasher, Range, Refrigerator
Heating	Baseboard, Electric, Wood Stove
Fireplace	Yes
# of Fireplaces	1
Stories	Two
Basement	None

Exterior

Exterior Features	Garden, RV Hookup, Storage
Roof	Metal
Construction	Wood Siding, Wood Frame
Foundation	Poured

Additional Information

Date Listed	June 20th, 2025
Days on Market	122
Zoning	None