

\$2,250,000 - 1398 Waters Edge Way, Columbia Falls

MLS® #30052343

\$2,250,000

3 Bedroom, 3.00 Bathroom, 2,582 sqft

Residential on 8.49 Acres

Water's Edge, Columbia Falls, MT

Embrace a rare gem on the banks of the Flathead River with 8.49 acres of over 850 feet of accessible river frontage, inviting you to fish, paddle, or simply soak in the tranquil Northwest Montana ambiance. This home captures the essence of its surroundings with panoramic views of the surrounding mountains, meadows, and water through generous windows, complementing an open floor plan with vaulted ceilings and an inviting gas fireplace. The kitchen, designed for gatherings, flows seamlessly into the living and dining areas, while three well-appointed bedrooms, a spacious den, and nine-foot ceilings offer comfort and versatility. Outside, a private orchard, ample parking, an oversized heated garage, and a generator enhance the property's appeal. Zoned SAG-10 with no HOA and permitted for short-term rental, this income producing retreat offers endless potential for personal enjoyment or as a strategic investment, all just moments from local amenities and outdoor adventures. -

Propane gas grill hookup

- Retractable shade on back deck

- generator 40 day fuel capacity

- Short-term Conditional Use Permit in place

- Furnishings negotiable

- Full RV hookup

- Irrigated Orchard

- 1 year home warranty

- \$50k seller credit for updates OR rate buy-down



Built in 2013

Essential Information

MLS® #	30052343
Price	\$2,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,582
Acres	8.49
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	1398 Waters Edge Way
Subdivision	Water's Edge
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Underground Utilities
Features	Fishing
# of Garages	2
Garages	Attached
View	Park/Greenbelt, Meadow, Mountain(s), Creek/Stream, Trees/Woods
Is Waterfront	Yes
Waterfront	Navigable Water, River Access, Waterfront

Interior

Interior Features	Fireplace, Main Level Primary, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Water

	Softener, Water Purifier, Washer
Heating	Electric, Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	One
Basement	Crawl Space

Exterior

Exterior Features	Fire Pit, Garden, Rain Gutters, RV Hookup, Propane Tank - Leased
Construction	Cement Siding, Wood Frame
Foundation	Poured

Additional Information

Date Listed	July 2nd, 2025
Days on Market	88
Zoning	Residential