

\$1,049,000 - 2730 Middle Road, Columbia Falls

MLS® #30052373

\$1,049,000

5 Bedroom, 3.00 Bathroom, 3,630 sqft

Residential on 2.33 Acres

N/A, Columbia Falls, MT

Set on the scenic 206 corridor in Columbia Falls, this versatile Mountain Modern East Valley estate captures breathtaking Columbia Mountain views from sunrise to sunset. The 5-bedroom, 3-bath main home combines soaring vaulted ceilings, an impressive Glacier stone wood-burning fireplace, and French doors on every level that frame the surrounding mature trees and natural setting. The upper-level primary suite includes a private balcony, walk-in closet, en-suite bath with soaking tub, and French doors for fresh mountain air. The main level offers an open-concept living, dining, and kitchen area, two bedrooms (one with a private deck), a full bath, and laundry hookups. The walk-out basement features a second living room, kitchen, laundry, full bath, and two additional bedrooms with egress windows—ideal for multi-gen living or rental potential. A detached guest house with a loft bedroom, full kitchen, bath, laundry, and large closet adds even more flexibility for short-term rental or extended stays. Outside, enjoy 2 carports, a 30'™x50'™ heated shop, deer-fenced garden/farmyard, and a 50-amp RV hookup tucked into the trees. Recent system updates include a 5BR septic (2020), Trane furnace (2023), water heater (2022), and pressure tank (2021). With no covenants or restrictions, this beautifully maintained property is ideal for hosting, homesteading, or expanding your Montana lifestyle—just minutes from Glacier National Park, Whitefish, and the best of the



Flathead Valley.

Built in 2001

Essential Information

MLS® #	30052373
Price	\$1,049,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Square Footage	3,630
Acres	2.33
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Multi-Level, Modern, Tri-Level
Status	Active

Community Information

Address	2730 Middle Road
Subdivision	N/A
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available
Parking Spaces	2
Parking	RV Access/Parking
# of Garages	2
Garages	Detached
View	Mountain(s), Trees/Woods

Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Additional Living Quarters
Appliances	Dishwasher, Microwave, Range, Refrigerator

Heating	Forced Air, Gas
Fireplace	Yes
# of Fireplaces	1
Stories	Two
Has Basement	Yes
Basement	Daylight, Finished, Walk-Out Access

Exterior

Exterior Features	Balcony, Fire Pit, Rain Gutters, RV Hookup
Lot Description	101495 Square Feet
Roof	Asphalt
Construction	Wood Siding, Wood Frame
Foundation	Poured

School Information

District	District No. 6
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Additional Information

Date Listed	July 8th, 2025
Days on Market	105