

\$343,000 - Nhn W Mountain Creek Road 3, Alberton

MLS® #30052649

\$343,000

Bedroom, Bathroom,
Land on 103.00 Acres

N/A, Alberton, MT

Mountain Retreat with Year-Round Creek
Access

W Mountain Creek #3 is a +/- 103-acre mountain tract tucked into the hills above Alberton, Montana. The property offers exceptional privacy without isolation, providing the perfect escape with modern conveniences off-the-beaten-path.

Road Frontage & Infrastructure

Paved Road Access: Rare year-round paved road access to mountain property

Power Available: Electrical service runs to the property line

Connectivity: Modern infrastructure ensures development ease while maintaining seclusion

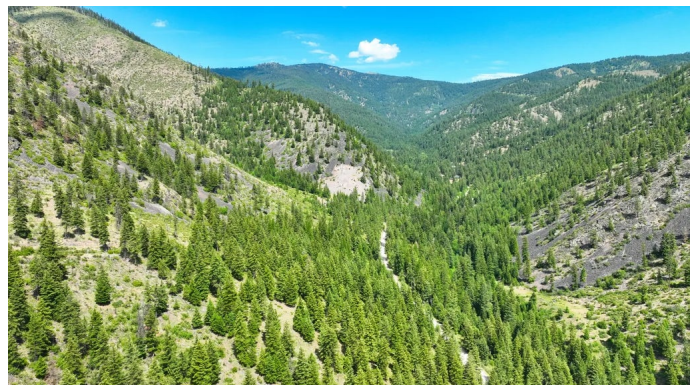
Water Features & Natural Resources

Year-Round Creek: West Mountain Creek flows through the property

Water Security: Reliable water source for development and recreational use

Natural Setting: Creek provides peaceful water features and wildlife habitat Land Features & Development Potential

Terrain: Mix of steep mountain slopes with



usable level areas

Building Sites: Sufficient usable acreage supports small cabin or seasonal getaway construction

Privacy: Secluded setting ideal for retreat or primary mountain residence

Public Land Access & Recreation

Forest Service Boundary: Property borders Forest Service land for direct public access

Recreational Opportunities: Thousands of acres of mountain terrain for hunting, hiking, and exploration

Water Recreation: Minutes from Clark Fork River for fly fishing, floating, and riverfront activities

Proximity to Larger Towns

Missoula Access: 30 minutes to Missoula and Missoula International Airport

City Amenities: Full access to dining, entertainment, healthcare, and university events

Outdoor Recreation: Snowbowl Ski Area and year-round mountain activities nearby

Airport Convenience: Regional and national travel connections within 30 minutes

Investment Highlights

Rare infrastructure access: Year-round paved roads and power to mountain property

Water security: Year-round creek provides reliable water source

Public land access: Direct connection to Forest Service property for unlimited recreation

Development ready: Usable building sites with modern utilities available

Strategic location: 30 minutes to Missoula amenities while maintaining mountain privacy

Recreational paradise: Creek, river, and mountain access all within minutes

This property delivers all the essential features: reliable road access, proximity to larger towns, and exceptional recreational opportunities, all while offering the mountain seclusion that defines premium Montana real estate.

Essential Information

MLS® #	30052649
Price	\$343,000
Acres	103.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Nhn W Mountain Creek Road 3
Subdivision	N/A
City	Alberton
County	Mineral
State	MT
Zip Code	59820

Amenities

Utilities	Electricity Available
Is Waterfront	Yes
Waterfront	Creek, Waterfront

Additional Information

Date Listed	June 23rd, 2025
Days on Market	115