

# \$225,000 - 24 S Sun Bear Drive, Philipsburg

MLS® #30052747

**\$225,000**

Bedroom, Bathroom,  
Land on 2.56 Acres

Whiskey Flats, Philipsburg, MT

This stunning 2.5-acre lot is located in the desirable Whiskey Flats subdivision, just outside the historic town of Philipsburg, MT. Ready for immediate construction, the property already has power connected, along with a well and septic system in place, and even boasts a foundation that's ready for your new home. This setup provides a significant head start on building, making it an ideal opportunity for those looking to settle quickly into the Montana lifestyle.

What truly sets this property apart is the breathtaking, unobstructed views of the Flint Creek Valley and Discovery Ski Hill. Whether you're looking for a full-time residence or a vacation retreat, you'll find plenty of year-round recreational activities right at your doorstep. From world-class fishing in nearby streams to hiking and skiing in the mountains, plus ATVing, hunting, and more, outdoor enthusiasts will have no shortage of adventure. Though nestled within a well-established subdivision, this property offers a unique balance of community and expansive Montana landscapes. Located just outside Philipsburg, you'll have convenient access to the town's quaint shops, restaurants, and rich history, all while enjoying the peaceful, wide-open spaces of your new property. This is an incredible chance to own a piece of Big Sky Country, with much of the hard work already done for you. Don't miss out on this rare opportunity!



Owner financing available. Call for details.

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | 30052747    |
| Price    | \$225,000   |
| Acres    | 2.56        |
| Type     | Land        |
| Sub-Type | Residential |
| Status   | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 24 S Sun Bear Drive |
| Subdivision | Whiskey Flats       |
| City        | Philipsburg         |
| County      | Granite             |
| State       | MT                  |
| Zip Code    | 59858               |

**Amenities**

|           |                                          |
|-----------|------------------------------------------|
| Amenities | See Remarks                              |
| Utilities | Electricity Connected                    |
| View      | Meadow, Mountain(s), Residential, Valley |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 117             |
| HOA Fees       | 200             |
| HOA Fees Freq. | Annually        |