

\$735,000 - 8412 Lake Park Trail, Helena

MLS® #30053100

\$735,000

2 Bedroom, 1.00 Bathroom, 824 sqft

Residential on 0.56 Acres

North Canyon Park, Helena, MT

BIG PRICE REDUCTION! For those of you who know what opportunity looks like, you have a small window to make a move on this little beauty. Sitting on just over a half acre of the East Shore of Canyon Ferry Lake and Reservoir, you'll find this **FULLY RENOVATED** single level home finished in a clean, bright color palette. The home features a retro fireplace, wood stove and generous windows allowing incredible light and views for miles. An **ADORABLE** Guest Bunk House sleeps up to six and will keep everyone snug as a bug. The additional RV Parking makes hosting a breeze with space for up to two units.

Arguably one of the most attractive features is the Boat House overlooking endless sunsets, beachy shorelines, and waterfront access. Let the sun pour in the windows while you sip from your cup watching the lake come alive through the seasons. Everyone at the lake knows the **BIGGEST DAY OF THE YEAR** is the Fourth of July firework boat-parade, and you will have front row seats. This property includes a rare and attractive concrete boat ramp and durable metal dock system. With over 35,000 water surface acres, and 9,000 acres of shoreline, the lake offers excellent fishing opportunity for rainbow trout and walleye.

Located just a short drive to Kim's Marina and Yacht Club, The Norwegian Golf Course and Highlander Restaurant, and Helena's infamous Gulches for exploration. This is a four season lake featuring capacity for all water sport enthusiasts.



Built in 1962

Essential Information

MLS® #	30053100
Price	\$735,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	824
Acres	0.56
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active Under Contract

Community Information

Address	8412 Lake Park Trail
Subdivision	North Canyon Park
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59602

Amenities

Amenities	Management
Features	Fishing, Lake
Parking	Additional Parking, Boat, RV Access/Parking, Shared Driveway
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Navigable Water, Waterfront

Interior

Interior Features	Fireplace
Appliances	Dishwasher, Range, Refrigerator
Heating	Fireplace(s), Propane, Wood Stove
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1

# of Stories	1
Stories	One
Basement	Crawl Space

Exterior

Construction	Masonite, Wood Frame
Foundation	Slab

Additional Information

Date Listed	July 18th, 2025
Days on Market	83
HOA Fees	200
HOA Fees Freq.	Annually