

# \$499,900 - 189 Patriots Lane, Columbia Falls

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MLS® #30053219

**\$499,900**

Bedroom, Bathroom,  
Land on 7.25 Acres

N/A, Columbia Falls, MT

7.247-Acre Homesite with Expansive Mountain Views in Rolling Acres Estates. Welcome to Rolling Acres Estates—an exclusive, low-density subdivision where space, privacy, and panoramic mountain views define your everyday backdrop. This remarkable 7.247-acre lot offers a beautiful, gently rolling topography perfect for your dream home. Situated on a paved, private cul-de-sac, the property offers a secluded feel while still being easily accessible. Enjoy sweeping views of the surrounding peaks, abundant wildlife, and a setting that feels far from it all—yet is just minutes from Columbia Falls, Whitefish, and Kalispell. Infrastructure is ready for your build: private well already installed, underground power, and fiber optic internet to the lot line. Septic approved (buyer to install system). Rolling Acres Estates consists of just eight estate-sized parcels (ranging from 6+/- to 27+/- acres), thoughtfully designed to preserve peace, space, and natural beauty. Horses are welcome, but short-term rentals are prohibited—ensuring a quiet, residential community. Nearby recreation includes Glacier National Park, Flathead Lake, Whitefish Mountain Resort, and Glacier Park International Airport—all within easy reach. This is your chance to own a premium slice of Northwest Montana, offering room to breathe, stunning views, and an ideal blend of privacy and convenience.



**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | 30053219    |
| Price    | \$499,900   |
| Acres    | 7.25        |
| Type     | Land        |
| Sub-Type | Residential |
| Status   | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 189 Patriots Lane |
| Subdivision | N/A               |
| City        | Columbia Falls    |
| County      | Flathead          |
| State       | MT                |
| Zip Code    | 59912             |

**Amenities**

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | Snow Removal                                                                           |
| Utilities | Cable Available, Electricity Available, High Speed Internet Available, Phone Available |
| View      | Meadow, Mountain(s)                                                                    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 101            |
| Zoning         | None           |
| HOA Fees       | 200            |
| HOA Fees Freq. | Annually       |