

\$685,000 - 8263 Patinella Court, Missoula

MLS® #30053666

\$685,000

3 Bedroom, 2.00 Bathroom, 3,380 sqft
Residential on 2.00 Acres

N/A, Missoula, MT

Set on 2 acres in a peaceful setting with sweeping views in every direction, this property offers space, updates, and move-in-ready comfort just outside of Missoula. The well maintained 3 bedroom, 2 bathroom home features 3,380 total sq ft, including an unfinished lower level, perfect as a blank canvas for future expansion. The home has seen a number of recent updates, including a new roof, gutters, exterior and interior paint, water heater, water softener, updated flooring, and a new stove. The bright and open main level offers clean finishes and a thoughtful layout, with access to a side deck perfect for outdoor dining or relaxing. From the walk-out lower level, step directly onto a backyard patio that opens to your private slice of Montana. Outside, you'll also find raised garden beds, an orchard, mature trees, and an irrigation and drip line system. Located less than 20 minutes from downtown Missoula, this home offers the ideal blend of country tranquility with in-town convenience

Built in 2005

Essential Information

MLS® #	30053666
Price	\$685,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	3,380
Acres	2.00
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active Under Contract

Community Information

Address	8263 Patinella Court
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59808

Amenities

Amenities	None
Utilities	Electricity Connected, High Speed Internet Available, Propane
# of Garages	2
Garages	Attached
View	Mountain(s)

Interior

Interior Features	Main Level Primary, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Range, Refrigerator, Water Softener
Heating	Forced Air, Gas
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Daylight, Unfinished, Walk-Out Access

Exterior

Exterior Features	Balcony, Fire Pit, Rain Gutters, Propane Tank - Leased
Roof	Asphalt
Foundation	Poured

Additional Information

Date Listed	July 10th, 2025
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Days on Market	54
Zoning	Residential
HOA Fees	420
HOA Fees Freq.	Annually