

\$449,000 - 312 Sand Hill Lane, Townsend

MLS® #30053987

\$449,000

3 Bedroom, 2.00 Bathroom, 1,728 sqft

Residential on 1.68 Acres

N/A, Townsend, MT

Amazing Mountain and Canyon Ferry Lake Views! Three bed/two bath home with more potential with unfinished but plumbed in basement area. Three quarter wrap around deck that offers the best views of surrounding majestic mountains and Canyon Ferry Lake. Ranch style home has a partial unfinished basement with a tuck in two bay garage and generous on property parking. Fenced in garden with raised garden beds and some fruit trees. Live close to Historic Townsend Montana with everything joyful about living in the country yet all the amenities of small town living. Grocery Store, Hospital, Clinics, Boutiques and Recreational Opportunities are only minutes away and only half hour or less to bigger city and more opportunities. Townsend hosts festivals, county wide yard sales, small community theater, youth STEM opportunities and many more youth and adult opportunities.

Built in 1995

Essential Information

MLS® #	30053987
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,728
Acres	1.68
Year Built	1995



Type	Residential
Sub-Type	Manufactured Home
Style	Ranch
Status	Active

Community Information

Address	312 Sand Hill Lane
Subdivision	N/A
City	Townsend
County	Broadwater
State	MT
Zip Code	59644

Amenities

# of Garages	2
Garages	Attached

Interior

Appliances	Dryer, Dishwasher, Range, Refrigerator, Washer
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Unfinished

Exterior

Foundation	Poured
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School Information

District	District No. 1
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Additional Information

Date Listed	July 18th, 2025
Days on Market	77