

\$1,300,000 - 114 Braziel Lake Loop, Helmville

MLS® #30054200

\$1,300,000

3 Bedroom, 4.00 Bathroom, 2,292 sqft

Residential on 92.50 Acres

N/A, Helmville, MT

Wow! If peace and privacy is what you are looking for this is it! 92.5 acres of gorgeous land with a small creek that runs through the property. Horses allowed! 3 bedrooms (1 non-conforming) 2.5 bathrooms. The remodeled kitchen boasts new custom white oak countertop, GE black stainless appliances and tile flooring. The master suite has newer carpet, his and her walk-in closets and a large, tiled walk-in shower. Lower level has new laminate flooring. The bonus room can easily be a bedroom (does not have a closet). Large pantry/ storage room. The entire house, garage and shop has radiant floor heat. Outdoor wood fired boiler or propane for the radiant floor heat in the house. 2800 square foot (40 x 70) fully insulated shop with a pellet stove (installed in 2023), two rooms and a full bathroom, plenty of space to build an apartment within and still have room for all the toys. Shop is run by propane. Shop has spray insulation throughout. ICF construction for both the house and shop. Graveled RV parking along the side of the shop. New roof and gutters installed on house in 2024. 16x28' greenhouse, established outdoor gardens, and chicken coop for homesteading enthusiasts (greenhouse installed in 2024.) Along with the creek that runs through the property is a developed spring that flows into a stock tank for grazing livestock, and is a naturally occurring pond. Entire perimeter of property is fenced with barbed wire. Five strand electric bear fence on



the ten acres around the house.
Backup generator that powers both the shop and house (will include with sale). Property is subdividable (40 acre parcel).
Hang out on the deck to enjoy the scenery or all types of wildlife that frequent the property. Nearby recreation includes boating, fishing, snowmobiling and camping. Swan Lake, Browns Lake, Nevada Creek Reservoir and Seeley Lake all within an hours drive.
Distance to Helena is 1 hour, Missoula 1hr 15min, Lincoln 30 minutes.

Built in 1998

Essential Information

MLS® #	30054200
Price	\$1,300,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,292
Acres	92.50
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	114 Braziel Lake Loop
Subdivision	N/A
City	Helmville
County	Powell
State	MT
Zip Code	59843

Amenities

Utilities	Propane
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Features	Gated
Parking	Additional Parking, Heated Garage, RV Access/Parking, Tuck Under Garage
# of Garages	2
Garages	Attached
View	Mountain(s), Trees/Woods
Waterfront	Creek, Pond

Interior

Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Propane, Pellet Stove, Radiant Floor, Radiant
# of Stories	1
Stories	Two, One
Basement	None

Exterior

Exterior Features	Garden, Rain Gutters, RV Hookup, Propane Tank - Leased
Construction	ICFs (Insulated Concrete Forms)
Foundation	Slab

Additional Information

Date Listed	July 17th, 2025
Days on Market	75