

# \$359,550 - 3607 Paxson Street, Missoula

MLS® #30054582

**\$359,550**

2 Bedroom, 1.00 Bathroom, 912 sqft  
Residential on 0.20 Acres

Farnum Addition, Missoula, MT

SELLER FINANCING .... 4.9%..... DOWN  
PAYMENT NEGOTIABLE. Live in one and  
collect rent while you build additional infill  
rentals on this property. Show anytime.  
3607 and 3609 Paxson have been legally  
converted and approved by the CITY OF  
MISSOULA as condo units , and will be sold  
separately. 3607 Paxson is the upper unit,  
recently remodeled, which includes elevated  
deck, single car garage with a interior 5'x10'  
storage shed and garaged door opener.  
Upgraded tile bathroom with huge walk-in  
shower. Appliances included are stacked  
Washer & Dryer, Range, Microwave,  
Refrigerator approximately 18 months old.  
Windows. Doors interior and exterior, and  
hard surface flooring. Freshly painted interior  
and exterior.

Built in 1973

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 30054582    |
| Price          | \$359,550   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 912         |
| Acres          | 0.20        |
| Year Built     | 1973        |
| Type           | Residential |



## Property Development Overview

### Comprehensive Renovation and Upgrades Completed in 2023

In 2023, this property underwent a complete renovation, resulting in numerous high-quality upgrades that enhance both its functionality and visual appeal. The improvements include new Pella windows and Board and Batten siding, along with solid core interior and exterior Craftsman Style doors. Modern lighting fixtures have been installed throughout the home, complemented by durable and stylish LVT flooring.

#### Interior Features

The living space features a new electric fireplace that efficiently heats the area and adds a cozy ambiance. The kitchen is fully updated with high-end stainless-steel appliances, including a stackable washer and steam dryer, range, dishwasher, and refrigerator. Soft-close kitchen cabinetry is paired with a large tile backsplash and beautiful butcher block countertops, creating a functional and inviting environment for cooking and entertaining.

#### Bathroom Improvements

The bathroom has been upgraded with a completely tiled, floor-to-ceiling walk-in shower, providing a modern and luxurious bathing experience.

#### Legal Conversion and Ownership Structure

The sellers have legally converted the property into two separate condominium units. This legal change allows for flexibility and investment potential, giving future owners the option to live in one unit and rent out the second. VBOR is permitted under RT2.7 zoning, and ADU infill can be considered.

#### Ideal Opportunity for First-Time Buyers

This property is a great opportunity for first-time buyers. It is move-in ready and features a wide range of contemporary amenities, ensuring comfort, style, and practicality for new homeowners.

#### Location and Neighborhood

Owners can benefit from the property's proximity to local amenities, including biking distance to the University of Montana and a Mountain Line Bus stop directly in front. The neighborhood is characterized by well-kept properties, contributing to a desirable and welcoming community.



|          |             |
|----------|-------------|
| Sub-Type | Condominium |
| Style    | Split Level |
| Status   | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3607 Paxson Street |
| Subdivision | Farnum Addition    |
| City        | Missoula           |
| County      | Missoula           |
| State       | MT                 |
| Zip Code    | 59801              |

### Amenities

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Amenities    | Landscaping, Parking, See Remarks                                              |
| Utilities    | Cable Connected, Electricity Connected, Natural Gas Connected, Separate Meters |
| # of Garages | 1                                                                              |
| Garages      | Attached                                                                       |

### Interior

|            |                                                           |
|------------|-----------------------------------------------------------|
| Appliances | Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer |
| Stories    | Multi/Split                                               |
| Basement   | None                                                      |

### Exterior

|            |        |
|------------|--------|
| Foundation | Poured |
|------------|--------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 79               |
| Zoning         | Residential      |