

\$850,000 - 6045 Canyon Ferry Road, Helena

MLS® #30054874

\$850,000

3 Bedroom, 3.00 Bathroom, 3,510 sqft

Residential on 4.06 Acres

N/A, Helena, MT

Are you seeking a serene retreat close to the water? This meticulously constructed brick home is situated on just over 4 acres, less than 2 miles from Canyon Ferry and the majestic Missouri River. With only 1 owner, quality craftsmanship is evident throughout this family estate home. Maintenance-free brick siding keeps you cool in summer and warm in the winter. The upstairs of this 3-bedroom, 2 & 1/2 bathroom home is primed for a modern update, but the more recently finished basement is in excellent condition. Enjoy ultimate privacy with minimal neighboring properties, allowing you to fully embrace the stunning vistas as you transform this house into your forever home. A spacious covered patio provides an ideal setting for outdoor entertaining or simply unwinding while enjoying breathtaking views of the Elkhorn Mountains and the picturesque Helena Valley. The property features an attached, 2-car garage, along with a detached garage designed to accommodate your recreational vehicles and toys. The fully fenced estate is secured by an electronic main gate, ensuring both privacy and peace of mind. Additionally, underground sprinklers are installed in select areas of the yard, simplifying maintenance while enhancing the landscape's beauty. The roof of the home was designed so that solar energy could be added. This property presents a unique opportunity to easily convert the walk-out basement into a separate apartment, making it ideal for multigenerational living or as



a rental unit to generate passive income. This exceptional home combines a spacious lot, expansive outdoor areas, and numerous potential options, making it a must-see for discerning buyers. Conveniently located only 15 minutes away, this home is an easy commute to the North Valley amenities. Don't miss the chance to live only minutes from the water.

Built in 1982

Essential Information

MLS® #	30054874
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,510
Acres	4.06
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	6045 Canyon Ferry Road
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59602

Amenities

# of Garages	4
Garages	Attached

Interior

Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Trash Compactor, Washer
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Daylight, Finished

Exterior

Foundation	Poured
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Additional Information

Date Listed	August 4th, 2025
Days on Market	81