

\$1,205,000 - 322 Evans Avenue, Missoula

MLS® #30055022

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4 Bedroom, 3.00 Bathroom, 3,466 sqft

Residential on 0.16 Acres

N/A, Missoula, MT

Located in the highly sought after University District directly across from the Missoula's beloved Bonner Park, the stately historical Bungalow awaits your discerning review at 322 Evans Avenue, as it presents the art of the arrangement with an elegant stucco facade and cottage-pane windows detailing; a perfect backdrop for the glorious, water-wise gardens in front. Thoughtfully expanded and redesigned, this 3,466', 4 plus Bedroom, 3 Bath residence offers a treasure trove of original architectural detailing and professionally designed high quality modern upgrades to enhance your 21st Century lifestyle, and without compromise. Crossing the threshold, the curbside expectations of a historical Bungalow quickly transition to that of genuine sense of awe, respect, and appreciation for the grand scale that has been realized with the revitalization and expansion of this altogether gracious home.

Resplendent Oak Hardwood flows effortlessly throughout the sinuous floor plan giving warmth, character and distinction to the residence. The social areas offer a wide expanse of walls set beneath Gallery-style lights, creating optimum spaces for displaying cherished artworks, while a series of lighted glass paneled/shelved cabinets provide adjunct space to showcase your objet d'art.

As part of the home redesign and renovation, an "L-shaped" region was created off of the



Living Room, featuring a vaulted aerial clearance to the ceiling line, a circular, clerestory window, and a trio of cottage-paned windows. A privatized, recessed portion tucked around the corner lends itself nicely to that of a comfortable reading nook with space for book cases or desks.

Able to accommodate the largest of gatherings, the Formal Dining Room is open and airy, with a pair of built-in China hutches, a built-in side cabinet, and the commanding presence of a Bronze chandelier that centers the region, and will accord you the space to enjoy memorable gatherings for years to come.

As with any home, the Kitchen is always the space that everyone gravitates towards in everyday life, and this outstanding epicurean epicenter has been tastefully reimaged into a well-appointed, welcoming and creative space in which to gather. Large antimicrobial counter tops and high-end cabinetry on four walls offer all the space and storage needed for the most demanding cook. The kitchen counter extends to serve as breakfast seating and opens to the adjacent very private Family Room to relax with friends and loved ones, pre and post-meals. As with the Living and Dining Rooms, the Family Room is also lit up with a gallery-grade lighting system to showcase your art pieces.

Discreetly ensconced off of the Living Room, one will find the first of the four bedrooms hosted within the home. This large and inviting bedroom is enhanced with built-in bookcases and an elongated Bay-window seat with undercarriage storage, large windows and a sense of space, grace and privacy.

Next to the Family Room, the Primary En Suite Bedroom ensures privacy, grace and elegance

with an elongated Bayed window seat under large windows, a walk-in closet, and private access to the bathroom. Ultra quiet ceiling fan and the mini split heater/AC unit can be used for maximum comfort in the master bedroom. The Primary Bathroom has been reconfigured to offer a zero-step tiled shower with a wide bench seat, an attractive Quartz-topped Vanity, and Saltillo tiled flooring.

Deftly tucked around the corner from the Kitchen there is another full Bathroom also set on Saltillo tiles and designed in harmony with the Primary Bath. This Bath serves the tastefully finished upper level quarters housing the third Bedroom, a Bonus Room and a long hallway with open line of sight to all regions that are set beneath whimsical ceiling lines and a series of Velux skylights. Built-in shelving and closets upstairs (and throughout the home) provide enough storage for a large active family. Two of the home's five mini split heater/AC units keep the upstairs comfortably cool in the summer and warm in the winter.

The finished lower level plays host to the fourth Bedroom, a sizable Bathroom, a Den, and altogether convenient Laundry quarters, all of which are accented by the glazed cement flooring that flows beautifully across each space.

As a segue to the outdoor entertaining space of the multi-level decking of the rear grounds, there's well-appointed All-Season "Drop Zone" with Saltillo flooring, built-in open cubbies, and plenty of options for outerwear and footwear storage.

Across the back deck from the main house, is a heated/air-conditioned 330 square foot Studio/Office that houses sleek wood flooring, wall-to-wall built-in maple shelving, and a

multitude of wood windows capturing a sweet view of nearby Mount Sentinel. Adjacent to the Studio/Office is an oversized Single Car garage accessible through the alley and lined with raspberries.

The newly built low-maintenance deck provides privacy along with views of Mt. Sentinel. The gathering space on the deck extends onto the rest of the low-maintenance backyard covered with river rocks and lined with raised beds full of raspberries and mature white grape vines extending onto the oversized metal gates giving grand entry to the rear grounds. The backyard has space to expand the raised garden or family fun zone—whatever you need on your canvas.

In summary, this exquisite home is full of beauty and character offering formal living and dining rooms, a large kitchen opening to a family room, four bedrooms, three bathrooms, bonus room, a den, a studio/office, as well as beautifully designed front and back entry ways. This historical home has been tastefully upgraded to include today's comforts, such as endless water heater, high-efficiency furnace, whole house AC unit, ultra quiet ceiling fans, high-quality lighting system, and five mini split heater/AC units for added comfort throughout the home.

A life full of love, laughter and priceless memories has been cherished by the current owners of 322 Evans Avenue for a number of years, celebrating the proximity to Bonner Park across the way, good schools, the University of Montana just a few blocks away, and the ease of access to all that Missoula has to offer just a walk, bike ride or short drive away. In short, a quality of life unequaled, but it is now time to pass the baton to the next stewards of this very special, exceptional offering.

Please do reach out to schedule your private tour of this stately residence. It is truly worthy of your exacting standards.

Built in 1928

Essential Information

MLS® #	30055022
Price	\$1,205,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,466
Acres	0.16
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active Under Contract

Community Information

Address	322 Evans Avenue
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59801

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Additional Parking, Alley Access, Garage, Garage Door Opener
# of Garages	1
Garages	Detached

Interior

Interior Features	Fireplace, Main Level Primary, Open Floorplan, Home Theater, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Cooling	Central Air, Ductless

Fireplace	Yes
# of Fireplaces	1
Stories	Two
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Garden, Rain Gutters
Roof	Composition
Construction	See Remarks, Wood Siding, Wood Frame
Foundation	Poured

Additional Information

Date Listed	August 3rd, 2025
Days on Market	75
Zoning	Residential