

\$475,000 - 1202 Us Highway 89, Sun River

MLS® #30055205

\$475,000

4 Bedroom, 2.00 Bathroom, 2,112 sqft
Residential on 3.47 Acres

N/A, Sun River, MT

Searching for an affordable horse property? Look no further! This delightful 4-bedroom home, situated in the picturesque community of Sun River just outside Great Falls, is conveniently located a short drive from urban amenities. Set on nearly 4 acres and thoughtfully designed for horse enthusiasts, this property is tucked away from the road and features a spring along with a small pond, ensuring a reliable year-round water source for livestock. The barn is equipped with hay storage and two distinct areas for animals, while lush grass regeneration promotes a vibrant environment. Additionally, a greenhouse allows for year-round cultivation of crops, and a two-car garage provides ample workspace.

Inside, the home boasts a kitchen with a spacious island and plenty of cabinetry. It also features newer flooring and various updates. Two wood stoves ensure cozy warmth during the winter months.

Built in 1968

Essential Information

MLS® #	30055205
Price	\$475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	2,112
Acres	3.47
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	1202 Us Highway 89
Subdivision	N/A
City	Sun River
County	Cascade
State	MT
Zip Code	59483

Amenities

# of Garages	2
Garages	Detached
View	Meadow, Mountain(s), Creek/Stream
Is Waterfront	Yes
Waterfront	Pond, Waterfront

Interior

Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Forced Air, Gas, Wood Stove
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Fire Pit
Roof	Metal
Foundation	Poured

Additional Information

Date Listed	August 6th, 2025
Days on Market	64