

\$270,000 - 628 Choteau Avenue, Valier

MLS® #30055301

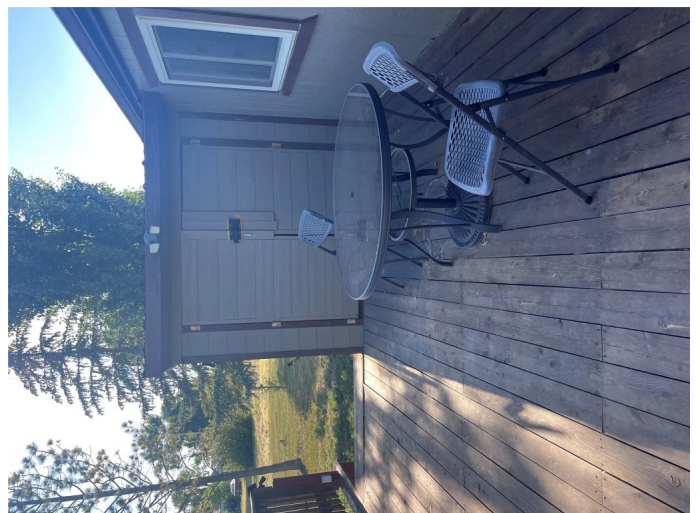
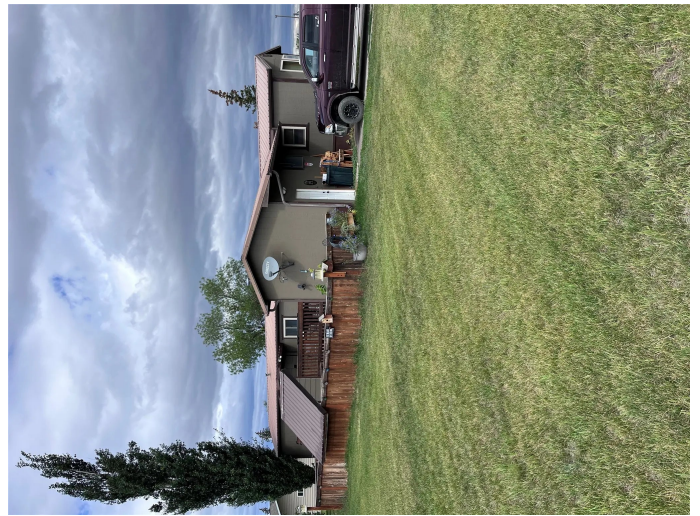
\$270,000

2 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.32 Acres

N/A, Valier, MT

Own this 6 lot corner property in Valier, MT. With 41948.28 sq ft of property, there is room to expand! Options are limitless! A 1985 single wide 2 bedroom/ 1 bath Mobile home rests on lots 12-13 and has a wooden deck and fenced dog run. Updates include new windows, wood stove, new flooring, new doors, metal roof, and underground sprinklers. Various trees and shrubs shelter the north side of the house. On lots 10 & 11 you will find a garage/shop 28 X 32 built in 2000 complete with electricity. The convenience of two garage spaces ensures ample room for vehicles and storage, protecting your prized possessions from the elements. Water runs to this property with two free standing water spigots for a garden/flower beds. Lots 8 & 9 house a Lean to and 1 story Pole framed shed built in 2007. Envision the possibilities within the expansive lot area, offering a canvas for outdoor activities, gardening, or simply enjoying the vast Montana sky. Nestled on the shores of Lake Frances with the plains stretching to the east and the stunning Rocky Mountain Front to the west, Valier captures the beauty of the contrasts in Montana landscapes. All seasons draw visitors to Valier and Lake Frances. The lake teems with pike, perch, and walleye and draws anglers in summer and ice fishermen in winter. Lakeshore campsites with electric hookups are also available. The warm summer months make the lake an ideal place to swim, camp, boat, and water ski, and the cold winters



freeze the lake thick enough for snowmobiling, fishing, tubing and skating. Like most Montana towns, Valier hosts its share of community festivals including the Christmas Stroll, February Ice Fishing Derby and June Homesteader Day. The rich agriculture around Valier provides good habitat for upland game birds, deer and antelope.

Built in 1985

Essential Information

MLS® #	30055301
Price	\$270,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.32
Year Built	1985
Type	Residential
Sub-Type	Manufactured Home
Style	Other
Status	Active

Community Information

Address	628 Choteau Avenue
Subdivision	N/A
City	Valier
County	Pondera
State	MT
Zip Code	59486

Amenities

# of Garages	2
Garages	Detached

Interior

Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
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Cooling	Central Air
Basement	Crawl Space

Exterior

Foundation	Pillar/Post/Pier
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Additional Information

Date Listed	August 10th, 2025
Days on Market	8