

\$853,000 - 6 Brookside Way, Missoula

MLS® #30055463

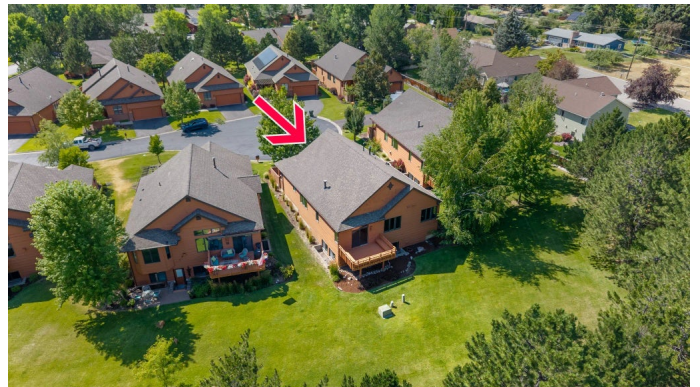
\$853,000

2 Bedroom, 3.00 Bathroom, 3,712 sqft

Residential on 0.09 Acres

N/A, Missoula, MT

Live at Brookside in the Rattlesnake with an elevator inside and a lift in the garage! Elevator is 36"W x 54"D x 79"H. This customized Birch Model floorplan has widened doors and hallways for enhanced access and functionality. There are no shared walls with neighbors. There is 3,712 total sf, 2 bedrooms (2 more large, lower-level rooms with egress windows that could both be made into bedrooms by adding closets) and 2.5 baths. Newer flooring on the entire main level is Autumn Glow Congoleum Triversa Prime creating a clean, elegant look. The primary bedroom has both a shower and bathtub with a separate, larger walk-in closet. The open kitchen is combined with the great room has a natural gas fireplace. This generous space is ideal for entertaining and everyday enjoyment with the adjoining dining room. Built-in shelving and cabinetry by Volkmann Woodworking distinguish the library. Convenient laundry hook-ups are on both levels, and the downstairs washer and dryer stay with the home. A redesigned 42-inch-wide, L-shaped stairway to the lower level has dual railings, 6.5-inch risers and 12-inch treads. A multi-zone radiant heat system in the foundation floor with 3 thermostats, plus there is gas-forced air and AC. The Lennox Smart thermostat allows for optimal temperature control, also features a humidity and dust control system, and an alarm system. The lower level has 1 bedroom and 2 other sizeable office rooms with egress windows that



could be converted into bedrooms, a full bath, recreation room, plumbed snack kitchen, mechanical room, and storage area. The insulated 2-car garage has the lift in part of a parking space, a thermostat-controlled Hot Dawg heater, a workspace, utility sink, 220-volt wiring for shop use and multiple electrical outlets. What a terrific home for you and yours.

Built in 2000

Essential Information

MLS® #	30055463
Price	\$853,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,712
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Townhouse
Style	Other
Status	Active Under Contract

Community Information

Address	6 Brookside Way
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59802

Amenities

Amenities	Landscaping, Pond Year Round
Utilities	Natural Gas Connected, Underground Utilities
# of Garages	2

Garages	Attached
View	Residential, Trees/Woods

Interior

Interior Features	Elevator, Main Level Primary
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Water Softener, Washer
Heating	Electric, Forced Air, Gas, Radiant, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Basement	Daylight

Exterior

Roof	Composition
Foundation	Poured

Additional Information

Date Listed	August 8th, 2025
Days on Market	45
Zoning	Residential
HOA Fees	550
HOA Fees Freq.	Monthly