

# \$675,000 - 109 Greenwald Lane, Columbia Falls

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MLS® #30055722

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,716 sqft

Residential on 3.12 Acres

N/A, Columbia Falls, MT

3+ Acres with Subdivision Potential & Stunning Mountain Views! This beautifully remodeled 3-bedroom, 2.5-bath home sits on 3 acres with the possibility to subdivide once, offering both comfort and investment potential. Every detail has been updated/remodeled in the last five years from studs out – kitchen, appliances, electrical, plumbing, sewer line, HVAC, insulation, flooring, interior doors, bathrooms, etc. A thoughtfully designed upstairs dormer addition adds flex/office space, staring at Doris Mountain in the Swan Mountain Range, plus two bedrooms and a full bath.

Enjoy your mornings on the welcoming front porch, or sit on the back deck. The 36'X24' garage has brand-new siding and provides ample space for vehicles, tools, or hobbies. Located in Columbia Falls, you™re just minutes from Glacier National Park, Flathead River access, and all the charm of small-town Montana.

Three hoofed animals allowed per light CCRS.

Don't miss this gem and call it home!

Built in 1961

## Essential Information

MLS® # 30055722

Price \$675,000



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 1,716                   |
| Acres          | 3.12                    |
| Year Built     | 1961                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Other                   |
| Status         | Active Under Contract   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 109 Greenwald Lane |
| Subdivision | N/A                |
| City        | Columbia Falls     |
| County      | Flathead           |
| State       | MT                 |
| Zip Code    | 59912              |

### Amenities

|              |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| Utilities    | Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Underground Utilities |
| Parking      | Additional Parking                                                                                                |
| # of Garages | 2                                                                                                                 |
| Garages      | Detached                                                                                                          |
| View         | Mountain(s)                                                                                                       |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Fireplace, Main Level Primary, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer        |
| Heating           | Forced Air, Gas                                                  |
| Cooling           | Central Air                                                      |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Stories           | Two                                                              |
| Basement          | Crawl Space                                                      |

### Exterior

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| Lot Description | 3.19                                                          |
| Roof            | Asphalt                                                       |
| Construction    | Blown-In Insulation, Foam Insulation, Wood Siding, Wood Frame |
| Foundation      | Poured                                                        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 65                |