

\$1,350,000 - 2300 Flynn Lane, Missoula

MLS® #30055850

\$1,350,000

3 Bedroom, 2.00 Bathroom, 1,956 sqft

Residential on 2.10 Acres

N/A, Missoula, MT

Located in West Missoula near Hellgate Elementary, this updated 1967 farmhouse sits on 2.1 acres of mature trees and open lawn, offering city convenience with the privacy of a rural estate. Enjoy new floors, refreshed kitchen and baths, a daylight basement opening to a hot tub and pergola, and a deck with bar seating overlooking expansive grounds. The detached garage is oversized with upgraded power, plus a 540-sq-ft office studio and a charming 1800s cabin for guests or work space. The property is fully fenced with an electric gate and automatic sprinklers, and includes a solar array for lower utility costs. Fruit trees, a walnut tree, raised beds, and a rose arbor create a park-like setting with room to roam. Walk or bike to school, nearby trails, and the upcoming 28-acre West Elm Farm Park while enjoying elbow room rarely found in the city—experience the best of Missoula living with room to grow. Orchard & Gardens

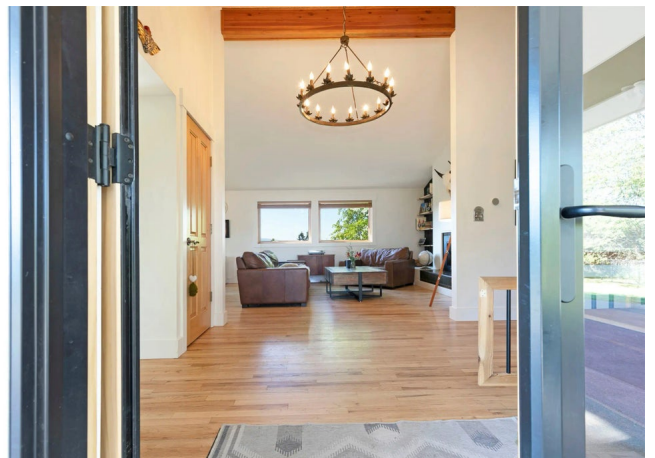
4 heritage apple trees (60+ years old)

4 plum (Mirabel & Italian), 2 pear, 2 apricot, 1 cherry, 4 crabapple

Walnut tree, raspberry bushes

27 raised beds, rose-covered arbor

Homestead & Business Features



60' x 50' poultry run, hen house with automatic doors

Duck pond with auto-fill and release

Beekeeping setup

Roadside farm stand " sells out daily

Auto sprinklers for most of the property

Fully fenced with electric gate

Updated Main Home (1967 Farmhouse)

New floors, refreshed kitchen and bathrooms, updated fireplace

Daylight basement to patio, pergola, and hot tub

Side deck with built-in bar seating

Oversized 2-car garage with upgraded electricity, attic storage, insulation, and lighting

14-panel solar system connected directly to the grid

Additional Buildings

Modern Office (540 sq. ft.) " frost-free foundation, two-sided deck, French doors, high-speed internet, mini-split, plumbing prep, storage

Restored 1800's Cabin " heat, plumbing, full bath (incinerator toilet), kitchen, covered porch

Location & Potential

Walk to Hellgate Elementary and Middle School

Near 28-acre West Elm Farm Park (coming soon)

Development potential for expansion or investment

Perfect for self-sustaining living, a small farm business, or strategic land investment.

Built in 1967

Essential Information

MLS® #	30055850
Price	\$1,350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,956
Acres	2.10
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active Under Contract

Community Information

Address	2300 Flynn Lane
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59808

Amenities

# of Garages	2
Garages	Detached

Interior

Interior Features	Additional Living Quarters
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Appliances	Dishwasher, Microwave, Range, Refrigerator, Water Softener
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Daylight, Finished

Exterior

Exterior Features	Balcony, Breezeway, Garden, See Remarks
Foundation	Poured

School Information

District	District No. 4
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Additional Information

Date Listed	August 14th, 2025
Days on Market	64