

\$1,250,000 - 13 Contour Road, Missoula

MLS® #30055864

\$1,250,000

5 Bedroom, 4.00 Bathroom, 3,403 sqft

Residential on 0.23 Acres

N/A, Missoula, MT

Perched high above the Rattlesnake Valley in Missoula, MT, with views for miles, this beautiful home has been extensively remodeled. Located in the Lincoln Hills area, this property is walking distance to hiking and biking trails on the Mt. Jumbo saddle, and just a few miles from Downtown Missoula and the University of Montana. The open-concept main level is large enough for separate seating areas, one around the wood-burning fireplace, plus a large dining table and beautiful kitchen. The light tones of the floors and white walls give the space a clean, modern aesthetic and amplify the light that pours in from both east and west facing windows, all of which were recently replaced by the owners. Adjacent to the kitchen, a half-bath for guests, laundry area, and access to the two-car, attached garage are all conveniently located. The primary suite is also located on the main level and features a beautiful en suite bathroom and two walk-in closets. The two additional bedrooms on this level are generously sized and share a second full bathroom. Downstairs, a multi-purpose room is perfect for movies, indoor play, or even exercise equipment. There are two additional bedrooms on this level that share a Jack-and-Jill bathroom, plus loads of storage. Outside, the entire lot has received new landscaping with low-water plants in the front, a new patio in back, and just the right amount of grass to keep things cool but not keep the owners home mowing lawn all weekend. There is newly installed



steel siding on the home that reduces maintenance and will look gorgeous for years. Views...main-level living...sophisticated style...Missoula's Rattlesnake area - this one has it all.

Built in 1978

Essential Information

MLS® #	30055864
Price	\$1,250,000
Bedrooms	5
Bathrooms	4.00
Full Baths	1
Half Baths	1
Square Footage	3,403
Acres	0.23
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Active

Community Information

Address	13 Contour Road
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59802

Amenities

Amenities	Trail(s)
Parking	Garage, Garage Door Opener
# of Garages	2
Garages	Attached
View	Mountain(s)

Interior

Interior Features	Main Level Primary
Appliances	Dishwasher, Disposal, Microwave, Range, Refrigerator
Heating	Forced Air, Gas, Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Garden
Foundation	Poured

Additional Information

Date Listed	August 14th, 2025
Days on Market	68
Zoning	Residential
HOA Fees	30
HOA Fees Freq.	Annually