

# \$475,000 - 217 Dixon Avenue, Missoula

MLS® #30056379

## \$475,000

3 Bedroom, 2.00 Bathroom, 1,248 sqft

Residential on 0.15 Acres

N/A, Missoula, MT

Welcome to 217 Dixon! The home is located within walking distance of the University and Lewis and Clark School. The home has three bedrooms with an additional bonus room with its own bathroom and entry. Located near the junction of SW Higgins and 39th streets, access to Downtown and 39th St shopping is convenient and quick. The outside deck provides a shaded area for family get-togethers, barbecues, or simply relaxing. Patti Creek Market is just down the street, within walking distance from the home. The highlight of the house is its location in relation to the University, local schools, downtown, and its central location within the city.

Built in 1974

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 30056379                |
| Price          | \$475,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,248                   |
| Acres          | 0.15                    |
| Year Built     | 1974                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Modern                  |
| Status         | Active                  |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 217 Dixon Avenue |
| Subdivision | N/A              |
| City        | Missoula         |
| County      | Missoula         |
| State       | MT               |
| Zip Code    | 59801            |

## Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available |
| Parking Spaces | 1                                                                                                             |
| Parking        | On Street                                                                                                     |

## Interior

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| Appliances      | Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer |
| Heating         | Forced Air, Gas, Stove                                    |
| Cooling         | Central Air                                               |
| Fireplace       | Yes                                                       |
| # of Fireplaces | 1                                                         |
| Basement        | Crawl Space                                               |

## Exterior

|              |          |
|--------------|----------|
| Roof         | Asphalt  |
| Construction | Masonite |
| Foundation   | Poured   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 44                |