

\$710,000 - 875 Wyoming Street 105, Missoula

MLS® #30056552

\$710,000

2 Bedroom, 2.00 Bathroom, 958 sqft

Residential

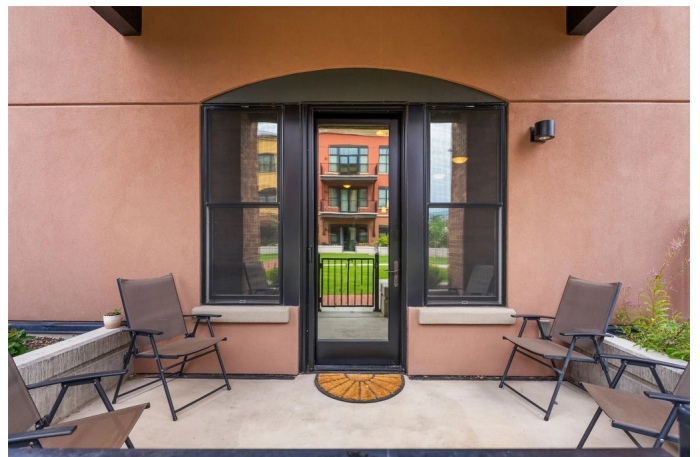
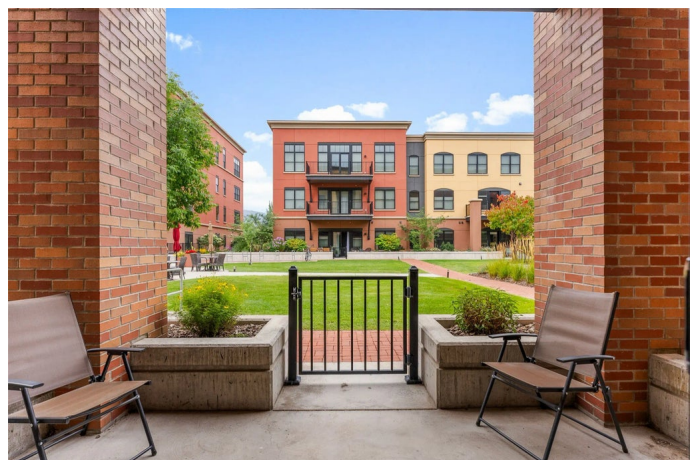
N/A, Missoula, MT

Located within the heart of the Old Sawmill District, the Condominiums at Polleys Square have become the premier destination for a low-maintenance, high-quality urban lifestyle for every season in life, and with its enviable locale right across the river from Historic Downtown Missoula, the location is every bit as desirable as it is with this 958' square foot, premium, ground floor, 2 bedroom, 2 bath end unit found at 875 Wyoming Street, #105.

Luxurious landscaped beds cradle this sleek, chic urban retreat on two sides, creating a real sense of privacy and serenity, while the wide expanse of lawn within the gated courtyard offers visual ownership and enjoyment, without the effort of maintaining it.

Located directly across the way from this unit there is even a large, welcoming Firepit and BBQ area, and a circle of Adirondack Chairs to relax with friends and family, or perhaps to just get to know your friendly neighbors throughout the complex, and on your own terms. The arrival sequence of the residence is subtle and elegant, offering slate-style flooring at the entrance, and a bit of an alcove to slowly start appreciating the myriad of tasteful detail and thought that went into designing this sweet offering.

While richly hued engineered wood flooring flows beautifully throughout the remainder of the residence, the soaring 10' ceiling lines truly



open the living quarters, offering a sense of warmth and grace to each region.

The culinary center of the home, the Kitchen is quite flavorful with the aesthetics you're sure to savor: Tiled flooring, Shaker-style Maple Cabinetry, Granite countertops, a suite of slate-finish GE appliances, and an elongated dining peninsula with plenty of elbow room for all. For good measure, there's also a cozy dining nook, with room for a table and a couple of chairs, or perhaps just a large, comfy chair if you prefer.

Beautiful wood trim frames the windows and doors throughout, and within the open concept of the social area of the home, one wall has an impressive and extensive built-in Entertainment Center and a plethora of shelving to display your favorite objects, books and the like.

Anchoring the west end of the residence, the Primary Bedroom is generously proportioned, offering a large Walk-In Closet and a private En Suite Bathroom which offers a beautifully tiled, glass-enclosed, low-step Shower, an elongated Granite-topped vanity with a duo of basins and plenty of storage. options.

The secondary Bedroom offers the distinction of having additional windows, which not only allows for a nice cross-breeze, but more light and enjoyment of the exterior landscaping, taken care of by the monthly Home Owner's Association fees, which are a low \$387.10 and also include include: Exterior maintenance and insurance, grounds maintenance, snow removal, water, sewer, trash removal and elevator maintenance, should you visit friends on higher floors.

Aside from the gorgeous design details, a great deal of care went into selecting the

following components that enhance this low-maintenance, high-efficiency lifestyle: Energy Star Windows and Appliances, R-34 Wall Insulation, Maximum Sound Protection for the walls, floors and ceiling lines and with a high rating of STC 50+, Efficient Heat Pump and Cooling within each unit, a High-efficiency 40-gallon Electric Water Heater, Double-pane, low E Glass Windows and Doors, and of course, secure key-pad entrance to the grounds and for each building and residence.

Located within the hallway adjacent to #105 there are two secured, private, keypad-entry closets for adjunct storage of larger items, such as Bicycles or Scooters. While this unit does have one exterior, reserved Parking Space near the grouping of mailboxes out front, it is possible to lease space within the Underground Parking Garage of the complex (depending on availability), as well as within the Tech Center Garage across the street.

Although easy walking and biking distance to all that Historic Downtown Missoula has to offer, there are some tasty dining options for your consideration within the Old Sawmill District where you can grab a bit to eat at the Dog and Bicycle Cafe, or at the award-winning delicatessen, Tagliere, and for fine dining, look no further than the tony Box Car Bistro, a popular eatery among the residents. The best part? You'll have access to miles of Riverfront pedestrian and biking trails just beyond the entrance gate to Polleys Square.

For good measure Ogren Park, home to Missoula's beloved Paddleheads Major League Baseball Partner League, is less than a block away, while Missoula's own McCormick Park, the Silver Lagoon, the Aquatics Swim Center, Softball Fields, and the MOBASH Skate Park are just up the road.

It's time to rethink what a downsized lifestyle means, because living at 875 Wyoming Street, #105, in Polleys Square, located within the heart of the Old Sawmill District, you truly can live life on a grand scale, without sacrifice, and do so with grace and a real sense of casual elegance.

Built in 2015

Essential Information

MLS® #	30056552
Price	\$710,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	958
Year Built	2015
Type	Residential
Sub-Type	Condominium
Style	Modern
Status	Active

Community Information

Address	875 Wyoming Street 105
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59801

Amenities

Amenities	Gated
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Separate Meters, Underground Utilities
Features	Clubhouse
Parking	Assigned, On Street

Interior

Interior Features	Elevator, Main Level Primary, Open Floorplan, Walk-In Closet(s)
Appliances	Dryer, Dishwasher, Range, Refrigerator, Washer
Basement	Other

Exterior

Exterior Features	Courtyard, Fire Pit, Storage
Roof	Rubber
Construction	Brick, Wood Frame
Foundation	Poured

Additional Information

Date Listed	August 29th, 2025
Days on Market	35
Zoning	See Remarks
HOA Fees	387.1
HOA Fees Freq.	Monthly