

\$280,000 - 4070 Woodridge Trail, Helena

MLS® #30057447

\$280,000

Bedroom, Bathroom,
Land on 8.25 Acres

Canyon Vista, Helena, MT

Own 8.25 acres of peaceful terrain with sweeping views of Canyon Ferry Lake—just minutes from the water. Located in Canyon Vista Estates, this lot is an ideal setting to craft your Montana sanctuary near Helena—™s outdoor amenities.

About half the acreage is level and ready for building, while the rest features mature timber, rolling topography, and natural draws—adding privacy and character for a home that fits the land.

Lot Size: 8.25 acres of open and wooded land for your custom home or retreat

Views: Panoramic vistas of Canyon Ferry Lake and surrounding mountains

Horse-Friendly: Embrace a true country lifestyle

Utilities: Electricity nearby; propane needed for gas

Water & Septic: Install your own well and septic to suit your needs

Lake Access: 3.1 miles to Kim—™s Marina, 6.4 miles to Yacht Basin Marina, 2 miles to Magpie Recreational Area—enjoy fishing, boating, year-round recreation

Own a slice of Montana—™s outdoor paradise and build the life you—™ve been dreaming of.



Essential Information

MLS® #	30057447
Price	\$280,000

Acres	8.25
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	4070 Woodridge Trail
Subdivision	Canyon Vista
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59602

Amenities

Utilities	Electricity Available
-----------	-----------------------

Additional Information

Date Listed	September 18th, 2025
Days on Market	18