

\$530,000 - 6520 Canyon Ferry Road, Helena

MLS® #30057472

\$530,000

5 Bedroom, 3.00 Bathroom, 2,800 sqft
Residential on 1.70 Acres

N/A, Helena, MT

Live 2 mins from Canyon Ferry Lake. This 5 bed, 3 bath home has 2,800 sq/ft of space on 1.7 acres surrounded by trees, creating a perfect blend of quiet living and outdoor adventure.

The upper level features the primary suite plus a second bedroom and bathroom. The lower level offers 3 more bedrooms, a bath, and a cozy family room with fresh interior paint and new carpet. The walkout basement leads to a patio, just steps from small man-made pond, horse shoe & fire pit, perfect for summer evenings or enjoy multi-generational living by converting downstairs to a private guest suite.

Lots of storage with large 2-car garage and a 12x16 shed. With no covenants, this lot offers endless possibilities. Enjoy the views or add a shop!

For the past 10 years, this property has been a successful rental, making it a great investment or a year-round residence. Whether you are looking for a home to call your own or short or long term rental property near the lake, this one checks the boxes.

Built in 1993

Essential Information

MLS® #	30057472
Price	\$530,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,800
Acres	1.70
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active Under Contract

Community Information

Address	6520 Canyon Ferry Road
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59602

Amenities

Utilities	Propane
Features	Lake
Parking	Additional Parking, Boat, Circular Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Attached
View	Mountain(s)

Interior

Interior Features	Main Level Primary, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Radiant
# of Stories	1
Stories	One
Basement	Daylight, Walk-Out Access

Exterior

Exterior Features	Awning(s), Balcony, Fire Pit, Storage, Propane Tank - Leased
Construction	Vinyl Siding

Foundation Poured

Additional Information

Date Listed September 16th, 2025

Days on Market 13