

\$489,000 - 409 1st Street, Columbia Falls

MLS® #30057842

\$489,000

3 Bedroom, 2.00 Bathroom, 1,491 sqft

Residential on 0.23 Acres

N/A, Columbia Falls, MT

INCREDIBLE VALUE! This is so much more than a 3-bedroom, 2-bathroom home! Overflowing with storage, this single level, spacious property also offers a dedicated laundry room, office, workshop with a sink, and a versatile bonus room above the garage—perfect for guests, hobbies, or extra living space. Situated on a corner lot, the home includes full RV hookup, a 2-car garage, deck, storage shed, and a fenced dog run or deer resistant garden spot. Inside, enjoy the cool retro vibe with a double oven, wet bar, and central A/C for year-round comfort. No HOA, pre-listing inspection complete, and truly move-in ready! All this in a prime location—just minutes from vibrant Downtown Columbia Falls, 20 minutes to Glacier National Park, and close to golf, hiking, biking, camping, hunting and fishing—an outdoor enthusiast's paradise. Seller is offering a \$10,000 credit toward flooring or an interest rate buy-down—your choice! Buy now and enjoy the holidays in your new HOME. * Sellers to review offers Thursday, October 16th at 5 PM. Please allow 48 hours response time.

This is an exceptionally well insulated, well maintained, solid home. Roof replaced in 2020. Gas furnace was inspected and serviced October, 2025. 2026 Service is pre-paid for Buyer. All new smoke/co2 detectors installed October 2025. Exterior was painted in 2015. Carpets shampooed October,



2025. There is beautiful hardwood flooring under living room carpet, hallway and 2 bedrooms on west end of the home. Seller believes actual square footage to be closer to 1575 SF, plus 256 SF bonus room above garage. Lots of room to spread out in this home. Buyer to verify square footage.

Built in 1954

Essential Information

MLS® #	30057842
Price	\$489,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,491
Acres	0.23
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active Under Contract

Community Information

Address	409 1st Street
Subdivision	N/A
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available
Parking	RV Access/Parking
# of Garages	2
Garages	Attached

Interior

Interior Features	Main Level Primary
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Electric, Forced Air
Cooling	Central Air
# of Stories	1
Stories	One and One Half, One
Basement	Crawl Space

Exterior

Exterior Features	Dog Run, RV Hookup, Storage
Roof	Asphalt
Foundation	Poured

Additional Information

Date Listed	October 12th, 2025
Days on Market	6