# **\$475,000 - 2711 S Higgins Avenue, Missoula**

MLS® #30058384

## \$475,000

2 Bedroom, 1.00 Bathroom, 864 sqft Residential on 0.16 Acres

N/A, Missoula, MT

Location Matters! A rare opportunity in the heart of Missoula. This updated South Higgins home sits directly across from the soccer fields with a beautiful unobstructed view of Mount Sentinel and is just minutes from the University, downtown, and river trails. The home features a fully remodeled kitchen and bath, updated flooring, fresh interior and exterior paint, and a cozy gas stove with a thermostat that efficiently heats the entire home. The functional layout flows out to a "mostly fenced― large yard with a private side patio, perfect for entertaining or a dog run. A spacious 2-car attached garage with a door leading to the side yard, and another door to the kitchen, plus plenty of storage & workshop space. Close to schools, shops, and outdoor recreation, 2711 S. Higgins offers the best of Missoula living. Over \$38,000 STR income over the past year, this 2-bedroom, 1-bath turnkey investment property or charming primary residence. Ask for an appointment to see. No Sign in yard



#### **Essential Information**

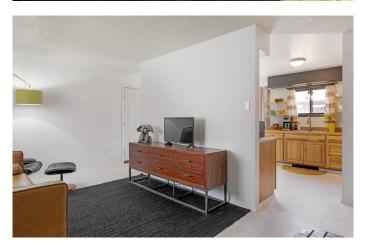
MLS® # 30058384 Price \$475,000

Bedrooms 2
Bathrooms 1.00

Full Baths 1







Square Footage 864 Acres 0.16

Year Built 1977

Type Residential

Sub-Type Single Family Residence

Style Ranch
Status Active

# **Community Information**

Address 2711 S Higgins Avenue

Subdivision N/A

City Missoula

County Missoula

State MT

Zip Code 59801

## **Amenities**

# of Garages 2

Garages Detached

## Interior

Appliances Range, Refrigerator

# of Stories 1

Stories One

Basement None

## **Exterior**

Foundation Slab, See Remarks

#### **Additional Information**

Date Listed October 3rd, 2025

Days on Market 1