

\$95,000 - 857 Anglers Bend Way, Missoula

MLS® #30058596

\$95,000

Bedroom, Bathroom,
Land on 0.24 Acres

N/A, Missoula, MT

Welcome to the prestigious Canyon River Golf Club community and a prime opportunity to build your dream home in one of Missoula's most sought-after neighborhoods. This exceptional .24-acre lot sits at the south end of the 6th and 15th fairways with a natural bluff providing privacy and beautiful golf course and mountain views. Enjoy the ideal blend of mountain charm, golf course living, and close proximity to downtown and recreation. Canyon River offers paved access, full infrastructure, and no timeline to build, giving you the freedom to plan and design at your own pace. As part of this established community, you'll enjoy walking paths, a championship golf course, and a cohesive neighborhood atmosphere. Work with preferred builders to maximize views, space, and design, or bring your own vision to life with custom finishes. Experience luxury, leisure, and true Montana living at Canyon River.



Essential Information

MLS® #	30058596
Price	\$95,000
Acres	0.24
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	857 Anglers Bend Way
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59802

Amenities

Amenities	None
Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available
View	Golf Course, Mountain(s), Residential

Additional Information

Date Listed	October 7th, 2025
Days on Market	6
Zoning	Residential
HOA Fees	70
HOA Fees Freq.	Monthly