\$698,000 - 185 Riley Lane, Columbia Falls

MLS® #30059712

\$698,000

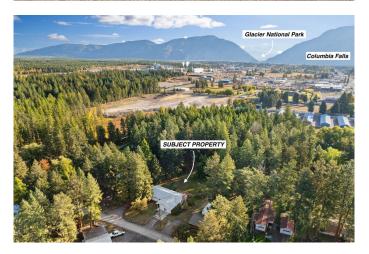
4 Bedroom, 3.00 Bathroom, 3,520 sqft Residential on 1.38 Acres

N/A, Columbia Falls, MT

Gorgeously updated home tucked among the trees on 1.38 private acres just minutes from Glacier National Park and Glacier International Airport. The main level features a spacious primary suite with private bath, two additional bedrooms, a full guest bath, and two welcoming living rooms, one with a stone fireplace. The newly updated kitchen is filled with natural light and includes a bright breakfast nook that opens to an oversized deckâ€"perfect for entertaining or relaxing beneath the pines. Thoughtful modern finishes throughout create a warm and inviting feel. Downstairs offers a private one-bedroom apartment with full kitchen, den, laundry, and separate entrance, ideal for guests, extended family, or potential rental income. Outside you'II find a 25x30' detached garage, 20x20' storage shed, and RV hookup. Zoned CR-3, allowing for short-term or vacation rentals with a Conditional Use Permit. This unique property is a perfect blend of space, serenity, and Montana charm. The home has been thoughtfully renovated and hardwood flooring has recently been installed throughout the home. This home has had a strong rental history for the past two years with the basement alone being rented above \$1,800. Contact the listing agent for details on current rental terms and conditions.







Built in 1974

Essential Information

MLS® # 30059712 Price \$698,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Square Footage 3,520

Acres 1.38 Year Built 1974

Type Residential

Sub-Type Single Family Residence

Style Ranch
Status Active

Community Information

Address 185 Riley Lane

Subdivision N/A

City Columbia Falls

County Flathead

State MT

Zip Code 59912

Amenities

of Garages 2

Garages Detached

Interior

Appliances Dishwasher, Microwave, Range, Refrigerator

Fireplace Yes

of Fireplaces 2

of Stories 1

Stories One

Basement Daylight, Full

Exterior

Foundation Poured

Additional Information

Date Listed October 9th, 2025

Days on Market 12

Zoning

See Remarks