

\$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 deck—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’ll 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
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Additional Information

Date Listed	October 9th, 2025
Days on Market	12

Zoning

See Remarks