

\$335,550 - 3609 Paxson Street, Missoula

MLS® #30060222

\$335,550

Bedroom, Bathroom,
Residential Income on 0.20 Acres

Farnum Addition, Missoula, MT

SELLER FINANCING 4.9%..... DOWN
PAYMENT NEGOTIABLE. Live in one and
collect rent while you build additional infill
rentals on this property
3609 and 3607 Paxson have been legally
converted and approved by the CITY OF
MISSOULA as condo units , and will be sold
separately. 3609 Paxson is the LOWER unit,
recently remodeled, which includes Patio,
single car garage with a interior 5'x10' storage
shed and garaged door opener. Upgraded tile
bathroom with huge walk-in shower.
Appliances included are stacked Washer &
Dryer, Range, Microwave, Refrigerator
approximately 18 months old. Windows. Doors
interior and exterior, and hard surface flooring
freshly painted interior and exterior.

Built in 1973

Essential Information

MLS® #	30060222
Price	\$335,550
Acres	0.20
Year Built	1973
Type	Residential Income
Sub-Type	Duplex
Style	Modern
Status	Active

Community Information



Property Development Overview

Comprehensive Renovation and Upgrades Completed in 2023

In 2023, this property underwent a complete renovation, resulting in numerous high-quality upgrades that enhance both its functionality and visual appeal. The improvements include new Pella windows and Board and Batten siding, along with solid core interior and exterior Craftsman Style doors. Modern lighting fixtures have been installed throughout the home, complemented by durable and stylish LVT flooring.

Interior Features

The living space features a new electric fireplace that efficiently heats the area and adds a cozy ambiance. The kitchen is fully updated with high-end stainless-steel appliances, including a stackable washer and steam dryer, range, dishwasher, and refrigerator. Soft-close kitchen cabinetry is paired with a large tile backsplash and beautiful butcher block countertops, creating a functional and inviting environment for cooking and entertaining.

Bathroom Improvements

The bathroom has been upgraded with a completely tiled, floor-to-ceiling walk-in shower, providing a modern and luxurious bathing experience.

Legal Conversion and Ownership Structure

The sellers have legally converted the property into two separate condominium units. This legal change allows for flexibility and investment potential, giving future owners the option to live in one unit and rent out the second. VBOR is permitted under RT2.7 zoning, and ADU infill can be considered.

Ideal Opportunity for First-Time Buyers

This property is a great opportunity for first-time buyers. It is move-in ready and features a wide range of contemporary amenities, ensuring comfort, style, and practicality for new homeowners.

Location and Neighborhood

Owners can benefit from the property's proximity to local amenities, including biking distance to the University of Montana and a Mountain Line Bus stop directly in front. The neighborhood is characterized by well-kept properties, contributing to a desirable and welcoming community.



Address	3609 Paxson Street
Subdivision	Farnum Addition
City	Missoula
County	Missoula
State	MT
Zip Code	59801

Amenities

# of Garages	1
Garages	Detached

Interior

Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator
Has Basement	Yes
Basement	Daylight, Finished

Exterior

Foundation	Poured
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Additional Information

Date Listed	October 22nd, 2025
Zoning	Residential