

Stellar setting ON the Missouri River!



\$ 499,500



SOLD: Live in MT Real Estate: 2726 Old US Hwy 91, Cascade, MT 59421

WEB: craigmtfishing.com

- » **Beds:** 3 | **Baths:** 1 Full, 1 Half
- » **MLS #:** 21907991
- » Single Family | 1,734 ft² | Lot: 15,246 ft²
- » This lot far exceeds anything else on the river, near Craig.
- » The yard is surrounded by mature landscaping to include fruit trees, shrubs, flowers and a stunning view, from almost every direction, of canyons.
- » Home had exterior updates, recently.
- » Enjoy a two car garage AND a separate metal shop/garage/storage
- » Location is easily commutable to Great Falls and Helena.



Lynn Kenyon
Principal
Broker/Realtor
(406) 770-0013
 lynn@lynnkenyon.com
<https://www.liveinmtrealestate.com>



Live in MT Real Estate
206 Main St.

Come home to a stellar setting ON the Missouri River! This lot **far exceeds** anything else on the river, near Craig. It has a slightly sloping lawn that leads down to the river and your own set of **stairs into the river**, offering perfect wade fishing.

The yard is surrounded by **mature landscaping** to include fruit trees, shrubs, flowers and a stunning view, from almost every direction, of canyons. It is nestled at the end of the road with its own lockable gate. This is the one you want to make your own **private river retreat**. With **no covenants**, you can easily rent it out on a nightly basis, too.

Home had **exterior updates**, recently, to include composite decks, new siding, roof and Carrier heating/AC and a Rinnai heating unit. Home has **desirable floor plan** with master and full bath on main and living room and kitchen leading out onto decks and the river. Upstairs, your guests will have their own separate bedrooms and their half bath.

For all your river "love" you'll enjoy a two car garage **AND** a separate metal shop/garage/storage. Easy access off I-15, but peaceful

Exclusive Listing from LYNN KENYON, Realtor; License #: RRE-BRO-LIC-38199; (406)770-0013; lynn@lynnkenyon.com Live in MT Real Estate is supports the Fair Housing Act and active duty military, their families, and veterans.. ©Properties Online, Inc. The above information including square footage is based on data received from the seller and/or from public sources. This information is deemed reliable but has not been independently verified and cannot be guaranteed. Prospective buyers are advised to verify information to their own satisfaction prior to purchase. Equal Housing Opportunity. Any

