

CAPITAL

FREE

REAL ESTATE CONNECTION

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VOL. 16 NO. 1

JANUARY 20TH - FEBRUARY 16TH, 2023

FEATURED HOMES OF THE WEEK



Quartz - Lot #5-4
375 Meadow View Loop
3 Bedrooms | 2.5 Baths | 1,680 Sq Ft
Priced at \$454,900



Ponderosa - Lot #22-1
307 Tam O'Shanter
3 Bedrooms | 2 Baths | 1,339 Sq Ft
Priced at \$399,900



Cedar - Lot #23-1
368 Meadow View Loop
3 Bedrooms | 2 Baths | 2,239 Sq Ft
Priced at \$444,900



WILLIAMSHOMES.com



BROKERS WELCOME*

406 551 3629

Sarah Gebhardt, Real Estate Professional
sgebhardt@williamshomes.com



*Brokers/Realtors please register your clients prior to their first visit to the community in order to be eligible for a commission. Please see Community Manager for specific details. Information provided herein, including pricing, square footages, and home features is preliminary and subject to change without prior notice or obligation. Copyright © 2023 Williams Homes. All rights reserved. State of Montana Board of Realty License #RRE-BRO-LIC-79203. Equal Housing Opportunity.

Produced By: RIM Advertising, Inc.

For more information, please see page 15

7604 KINGPOST LOOP • \$649,000.00 • MLS# 22300064

NEW LISTING!



DANA ADAMSON
Sales Associate 406-465-7555

www.CapitalCityRealtors.net

1075 N RODNEY, STE #109 • HELENA, MONTANA

422 MANLOVE AVE • EAST HELENA, MT • 500,000 • MLS#22215030

LT 55 ELDORADO HTS • HELENA, MT • 325,000 • MLS#22211336



merry maids
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CO-LISTED WITH
JOE MUELLER
406-431-3034



**FOR MORE INFO
TURN TO PAGE 12**

Cindy Stevick 406-431-0452
BROKER/OWNER, GRI, CRS, SRES, SFR, PSA

HAVE A QUESTION ABOUT BUYING OR SELLING REAL ESTATE? CHOOSE A RELIABLE, EXPERIENCED PROFESSIONAL

www.CindyStevickRealEstate.com



Horse Property with Lake Access!



5615 VULK DRIVE • HELENA, MT



5.1 ACRE LOT • \$774,900 • MLS#22216210

This amazing IRRIGATED HORSE PROPERTY with lake access 3 bed/2.5 bath home is beautifully done. Spacious main level living with open floor plan. Great for entertaining with stunning views of the lake, City, and Elk Horn Mountains from your Living/Kitchen or deck areas. Hickory Cabinets and buffet hardwood floors, solid surface counters, new carpeting. Large walk-in pantry and 2 Master walk-in closets. Master suite has jacuzzi tub and walk-in shower. 3 car oversized garage with large bonus room above 220 outlet and heater. 5 irrigated acres with underground risers - no pump needed. Horses and 4H animals allowed. This lot has access to lake Helena with HOA.



Uncommon

— G R O U N D —

1430 DODGE AVENUE • HELENA, MT 59601
WWW.UNCOMMONGROUND.MT.COM



ROBIN BARE

CALL OR TEXT

406-459-9772

Robin@SellHelena.com



THANK YOU!

Robin provided personalized service with attention to every detail to make our sale happen. She went the extra ten miles to keep us informed and sell our property for an excellent price. Thank you Robin!

- HELEN AMUNDSON

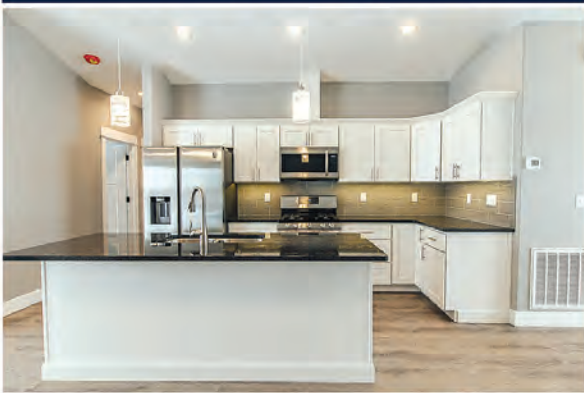
SWAN ROAD CONDOS

Don't miss out on these fantastic condos. Timber framing outside beckons you into these beautiful homes that are ready for you to make them your own. Large 2 car garage leads you into the laundry room. As soon as you walk into the home you can feel the quality throughout. 3 full bedrooms, 2 bathrooms, and an open concept living area make for easy living. Call today to come out and see these spectacular places.

**3973 SWAN ROAD UNIT A
EAST HELENA, MONTANA
\$425,000 - MLS# 22215622**



3 BED • 2 BATH • 1,584 SQFT



**3973 SWAN ROAD UNIT B
EAST HELENA, MONTANA
\$425,000 - MLS# 22215623**



3 BED • 2 BATH • 1,584 SQFT



**3979 SWAN ROAD UNIT B
EAST HELENA, MONTANA
PRICE REDUCED - \$399,900
MLS# 22214748**



REDUCED BY 15K!

3 BED • 2 BATH • 1,584 SQFT



REDUCED BY 20K!

9 SACAJAWEA LOOP • TOWNSEND, MT



The lush landscaped yard is well maintained w/mature trees and is fully irrigated. The views of Canyon Ferry Lake & the Big Belt mountain range greet you from the quiet covered deck. The main floor boasts a lg private master ste that includes a soaking tub, lg double shower, & walk-in closet. Main level guest bed & bath, add'l 3 bsmt beds for lg gatherings on the lake. Large kitchen that includes a gas cooktop, dual wall ovens, new refrigerator & adjacent lg pantry. The well-equipped laundry room is a one stop shop w/ample cabinets & a spacious counter w/bonus sink. The walk-out bsmt includes 3 nice sized beds, a full bath, lg family room w/cozy gas stove & storage. Don't forget the 3-car garage to store your toys w/depth for your boat.

MLS#22213650 • \$779,900



**DAWN MARRIE
406-439-8616**

**JOHN SCHAFER
406-431-2317**

**BIG SKY BROKERS
REAL ESTATE**



3340 Timber Loop - Helena, MT



Outstanding views of Lake Helena and the continental divide from the deck of this 4 bedroom, 2 bath 2,576 square foot home on 5.72 acres! The home was totally remodeled in 2003. Master bedroom on the main level. The two lower-level bedrooms with one non-conforming because of no egress windows. Kitchen has custom countertops, chef's faucet at two-tub porcelain sink, new cushioned flooring, under cabinet lighting, Samsung gourmet electric 5-burner, two oven and warming oven, side-by-side refrigerator freezer, and dishwasher.

\$650,000 - MLS#22212579



CENTURY 21 COMMERCIAL Heritage Realty

John Lagerquist

406-439-0650 • 406-443-1432

CELL

OFFICE



JLagerquist@Century21hr.com

www.Century21hr.com





Discover

New Homes Now Selling from \$399,900

FEATURED HOMES OF THE WEEK



Quartz - Lot #5-4
375 Meadow View Loop
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BROKERS WELCOME*



406 551 3629

Sarah Gebhardt, Real Estate Professional
sgebhardt@williamshomes.com

WILLIAMSHOMES.com



211 North Division St • Whitehall, MT

2820 Knight Street • Helena, MT



This is your opportunity to start the New Year in a new home, in a close-knit community, conveniently located between Butte and Bozeman. This home features 4 bedrooms, 2 bathrooms, a large, fenced yard, and it is located next door to the local schools. These are the qualities that would make it the perfect family home, with the space to let your creativity make it unique for you and your family. If you love living in a small community, on a tree-lined street, within walking distance of schools, dining, shopping and entertainment, then this is the place for you. Don't wait, it is priced right to sell.

\$ 350,000 - MLS# 22216727

A short 15-minute walk out your new front door will lead you to the LeGrande Cannon walking trail, not to mention all Mt. Helena has to offer. This 5-bedroom, 3-bathroom home offers an open concept, potential for single level living, and large family room in the basement that can be made to fit your family's needs. The manicured lawn with underground sprinklers and concrete curbing makes for the perfect family gathering spot. The location allows easy access to our many trail systems, Spring Meadow Lake, Montana Wild and schools.

\$ 569,000 - MLS#22213980



Missy Sampson

mtranchandhome.com



406-461-7217

missy@mtranchandhome.com



MT RANCH & HOME REAL ESTATE

EXPERIENCE THE 5-STAR DIFFERENCE

OUR DEDICATED TEAM OF AGENTS IS READY TO HELP YOU FIND THE NEXT PLACE TO CALL HOME



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406-885-3537



Cheri Flesher
Broker
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406-439-9934



Kody Kottas
Realtor®
406-475-2358



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32 S EWING ST - HELENA, MT 59601
406-502-1919

OFFICE HOURS:
MON-FRI 9:00-4:30 | SAT 11:00-2:00

We are always available after hours and weekends by appointment.

WWW.NORTHSTARHELENA.COM





2818 JEANNETTE RANKIN DRIVE - HELENA, MT
\$539,900 | MLS#22300260



New construction in Mountain Meadows by Sierra Custom Homes, right across from the 5 acre city park. 3 bed 2.5 bath with a bonus room. 3 car garage. Call your Real Estate Professional for a tour today. (Photos are of same model, but different home.)



2787 ALEXIS AVE - HELENA, MT
\$529,000 | MLS#22300359



Executive-style home in Mountain View Meadows on the park. Open concept with granite, tile, stainless and so much more! The owners moved in and started a \$75,000 remodel. New paint, carpet, lighting, Hunter Douglas window treatments, fencing, lighting, custom closet packs & security cameras. They enclosed the covered patio with a Pella slider for added flex space, and made several other updates. Call for a tour.



DAWN PURVIS 406-439-6380

BROKER - GRI - CRS - ABR DawnTheRealtor@msn.com
CERTIFIED LUXURY HOME SPECIALIST • CERTIFIED NEW HOME SPECIALIST

WWW.CENTURY21HR.COM



216 CRAMER SPRINGS TRAIL - CLINTON, MT



On these 160 +/- acres there sits a seasonal cabin. Private, Mountains, Wildlife. You've got to see this place. **\$1,250,000 - MLS#22213687**

2124 DRYLAND LOOP - E HELENA, MT



NEW LISTING!
NEWLY COMPLETED HOME located in the Wheat Ridge Estates. This home has 4 beds, 2 baths, & a 3 car garage located on 2 acres. Master en-suite bath has a tiled double shower. Fireplace in the great room. This open concept house is complete & ready for you to add your touch! Beautiful Views of the Elkhorns & Big Belt Mountains. Close to walking trails & hunting. You don't want to pass this home up!
\$619,900 - MLS#22300524

6361 GREEN MEADOW DR - HELENA, MT



Beautiful 3,500 sqft home on 10+ acres. 6 beds, 3 baths, attached oversized 2 car garage, & 30x40 shop. Nearly 8 irrigated acres of alfalfa. Winning features include large master suite, oversized bedrooms, walk out basement, NE facing deck, paved U driveway, mature landscaping, & New boiler in 2021. 5 minutes from Helena. Frequent deer & elk.
\$889,000 - MLS#22216323

2285 SPRING WHEAT LP - E HELENA, MT



NEW LISTING!
NEWLY COMPLETED HOME located in Wheat Ridge Estates. 4 beds, 2 baths & 3 car garage located on 2 acres. Master en-suite bath has tiled double shower. Fireplace in great room. Open concept house ready for you to add your touch! Beautiful Views of the Elkhorns & Big Belt Mountains. Fifteen minutes from Canyon Ferry Lake. Close to trails & hunting. Don't pass this home up!
\$579,900 - MLS#22300325

TBD BUFFALO HORN DRIVE - HELENA, MT



Come check out this Beautiful lot that overlooks the Helena area. Sanitary restrictions have been lifted. This lot is ready for you to build your dream home.
\$225,000 - MLS#22216001

BULL ELK TRACTS - DRUMMOND, MT



\$640,000-\$3,995,000

HELMVILLE TRACTS - HELMVILLE, MT



\$320,000-\$400,000

DAN & CORTNEY SENECA
BROKER/REALTOR
406-439-7557

FOR SALE

MONTANA LAND HOMES REALTY

WWW.MONTANALANDHOMES.COM

MLS

Instagram and Facebook icons



Laurie KOUTNIK
CRS, GRI, Broker/Owner
406-439-9184



DEB WONG
Broker/Owner, Property Mgr
406-949-4398



JODI THERRIAULT
Office Mgr, Property Mgr
406-422-4450



JADEAN O'NEIL
Sales Associate
406-438-7446



CAROLYN LINDEN
Sales Associate
406-439-2266



DANA ADAMSON
Sales Associate
406-465-7555

7604 KINGPOST LP - HELENA, MT



NEW LISTING!

\$649,000.00 | MLS#22300064

- This spacious 6 bds, 3 bths home captures the true essence of Montana! It feats a vaulted tongue & groove ceiling, rough sawn floors, & a stunning stone f/p flanked by bookshelves.
- The well-appointed kitch w/bountiful cabinets, ample granite counter, & custom vent hood.
- The private owner's retreat inc a tiled shower, dbl sinks & walk-in closet.
- 2 add'l bds, a full bth & laundry/mud rm round out m.l. living.
- Downstairs is a family rm, full bth, storage, & 3 more bds for family, guests, or home gym.
- Sitting on a landscaped, fenced, 1/2 ac lt w/ stamped concrete patio, children's playset & mountain views..this Montana-style gem won't last long!

Call Dana Adamson at 406-465-7555 or your real estate professional

3851 FOXTAIL LN - HELENA, MT



BEAUTIFUL HOME

NEW PRICE!

\$614,900.00 | MLS#22215846

- One level 2,264 sqft home.
- High-end finishes throughout this 3 bds, 2.5 bths home + dedicated office, w/granite, new hardware & fixtures, vaulted ceilings & 2 gas f/p, hickory hardwood & tile floors.
- Covered redwood deck, beautifully landscaped yd w/UGSP, a pergola, a potting station & raised garden beds & a privacy fence.
- Att oversized heated dbl car gar w/multiple perks to include work bench w/LED lighting, shelving galore, 220 wiring.
- Plenty of storage in the 10x14 shed & parking pad for your boat & RV w/hookups.

Call Laurie Koutnik at 406-439-9184 & Jadean O'Neil at 406-438-7446 or your real estate professional.

2685 SHODAIR ST UNIT B - HELENA, MT



NEW LISTING!

\$369,900.00 | MLS#22300348

- Desirable Upper East condo w/a short drive to the Capital Complex or the Helena trl system.
- Offering 3 bds & 2 full bths on 2nd level, while on the m.l. you will find the kitch, dining, living, & 1/2 bth.
- The bsmt is loaded w/ potential, plumbed for a bth w/room for an add'l bed & living space.
- Off the back deck you have access to the lg open common grassy area, perfect for your 4-legged friend.
- Enjoy condo life w/ sidewalk snow removal & lawn care maintenance taken care of.

Call Jadean O'Neil at 406-438-7446 or your real estate professional.

7344 PRIEST PASS RD - HELENA, MT



NEW LISTING!

\$650,000.00 | MLS#22300078

- Best of both worlds from this unique Montana mtn view home at the base of McDonald Pass on 5.63 private ac surrounded on 3 sides by the Helena National Forest.
- Nestled in the pines is this 2,400 sqft updated tri-level rancher w/det OS dbl. gar w/2 lg storage sheds.
- This 3 bds., 1 3/4 bth, home has a dining rm w/refinished oak hardwood flooring off open vaulted kitch w/new counters, flooring & pantry.
- New carpet in living rm + multipurpose rm. downstairs.
- Don't miss the scenic views of surrounding mountains, huge rock formations from living rm. or walk-out bsmt w/ all new windows throughout.

Contact Laurie Koutnik at 406-439-9184 or you real estate professional for a showing.

620 N JACKSON - HELENA, MT



NEW LISTING!

\$799,000.00 | MLS#22217086

- Location, location, location! Right off Last chance Gulch & Helena Ave. is this 2-unit, mixed use property for a superb investment opportunity.
- Both complete remodels, w/ meticulous attention to detail.
- Apt has 2 stunning bths, w/huge walk-in showers, kitch, dining & living area w/separate TV rm.
- Lg walk-in pantry, & kitch island, ample storage & top-end appliances.
- Lovely xeriscape fully fenced yd w/ covered patio & off-street parking for 2 vehicles.
- Bottom unit is nicely appointed retail space.
- Current tenant would love to stay and has successful business. Rent is currently \$2500/mo.
- So many options for someone looking for a place to live w/a long-term tenant & so close to downtown.

Call Deb Wong at 406-949-4398 or your real estate professional.

501 EAST RIGGS - HELENA, MT



NEW LISTING!

\$325,000.00 | MLS#22216736

- Perfect home for retiring buyer or first time buyers w/ everything on one level!
- Great move-in ready condition w/2 bds, 1 bth, open kitch & dining area off living room + partially covered deck.
- Gas forced air w/AC.
- Great storage throughout + dbl att. heated/finished gar.
- Corner lot w/fenced bkyd, UGSP, storage shed & play gym that stays.
- Great value at an affordable price. Easy to show.

Call Laurie Koutnik at 406-439-9184 or your real estate professional.

117 S ADAMS ST - HELENA, MT



NEW LISTING!

\$269,000.00 | MLS#22212856

- Brand New mobile home affixed on permanent FHA/ Approved foundation.
- Very open, bright & inviting w/spacious kitch w/bar table, appliances & laminate floorings.
- Bright living rm w/entry to front deck.
- Laundry off bth & lg main bd w/ closets.
- Room to add gar & shed.
- Currently off street parking.
- Centrally located near shopping, schools & courthouse.
- Natural gas & electricity are hooked up.
- Insulation installed under mobile De-titled for taxes & lending purposes.
- Move in ready!

Contact Laurie Koutnik 406-439-9184 or your real estate professional.

400 EUCLID AVE - HELENA, MT



COMMERCIAL • COMMERCIAL

BUSINESS OPPORTUNITY!

\$70,000.00 | MLS# 22210565

- Here is an opportunity to own your own business.
- 20+ yrs in the Helena, MT area & turnkey ready for you.
- Inventory is included.
- Great location w/plenty of parking.

Call Deb Wong at 406-949-4398 or your real estate professional.



BAHNY REALTY

2711 AIRPORT ROAD • HELENA, MT • 406-449-7844



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◆ RESIDENTIAL PROPERTIES ◆

2520 YORK ROAD ◆ HELENA, MT

NEW LISTING!



MLS#22217060 ◆ \$845,000

- ◆ GREAT Investment potential
- ◆ Two homes on one property that can be divided into more lots.
- ◆ 4 Acres with NO Covenants
- ◆ Main house is a 3 bed 2 bath with large detached garage
- ◆ Second home is 2 bed 1 bath

CALL CODY BAHNY 406-461-2824

8645 GREEN MEADOW DRIVE ◆ HELENA, MT

NEW LISTING!



MLS#22215748 ◆ \$727,000

- ◆ 11.7 Acres with NO Covenants
- ◆ Completely remodeled 4 bed 3 bath home
- ◆ NEW 30' x 54' x 14' Shop.
- ◆ 7 Bedroom septic which allows for another home.
- ◆ Great views of the Helena Valley and city lights at night.

CALL CODY BAHNY 406-461-2824

2376 TEA ROAD ◆ HELENA, MT

PRICE REDUCED!



MLS#22215748 ◆ \$565,000

- ◆ 2 bed 2 bath with a full unfinished basement
- ◆ Over 20 acres with great views of the Helena valley
- ◆ 40x60 metal building shop
- ◆ 40x60 10 stall barn

CALL CODY BAHNY 406-461-2824

4362 RIO ROAD ◆ HELENA, MT

PRICE REDUCED!



MLS#22210878 ◆ \$550,000

- ◆ 3 bed, 2 bath, 2 car garage
- ◆ 1850 square ft on 1.24 acres
- ◆ Open floor plan with great views

CALL CODY BAHNY 406-461-2824

4366 DIAMOND DRIVE ◆ HELENA, MT

NEW CONSTRUCTION! PRICE REDUCED!



MLS#22216651 ◆ \$499,900

- ◆ 3 bed, 2 bath, single level
- ◆ 877 sq ft 3car garage
- ◆ 1.23 acres overlooking Helena

CALL NICK GARCIA 406-431-9397

108 S MAIN STREET ◆ BOULDER, MT

INVESTMENT PROPERTY! PRICE REDUCED!



MLS#22213350 ◆ \$449,900

- ◆ TWO Homes on one lot just over 2 acres.
- ◆ A 2015 2304sq ft 4bed, 2 bath
- ◆ Plus a 1979 16x66 single wide currently rented
- ◆ Great investment potential

CALL RAY FULLER 406-461-3030

30 MOUNTAIN W LOOP ◆ WINSTON, MT

SALE PENDING!



MLS# 22215687 ◆ \$435,000

- ◆ 3 bed, 2 bath 3 car garage
- ◆ 3.25 acres with incredible mountain and lake views
- ◆ 1850 sq ft with an open floor plan

CALL CODY BAHNY 406-461-2824

981 PINTAIL COURT ◆ HELENA, MT

SALE PENDING!



MLS# 22216250 ◆ \$365,000

- ◆ 5 bed, 2 bath, 2 car garage
- ◆ On over a quarter acre
- ◆ Corner Lot in North Valley

CALL CODY BAHNY 406-461-2824
OR CALL NICK GARCIA 406-431-9397

108 S MAIN STREET ◆ BOULDER, MT

PRICE REDUCED!



MLS#22216703 ◆ \$379,000

- ◆ 3 Bed, 2 Bath, 1,480 SF home, Fully Remodeled
- ◆ Heated concrete patio, big fenced yard
- ◆ Zoned Residential or Commercial
- ◆ Owner financing possible

CALL NICK GARCIA 406-431-9397
OR CODY BAHNY 406-461-2824



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BAHNY REALTY
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◆ RECREATION PROPERTIES ◆

85 WAR EAGLE DRIVE ◆ CLANCY, MT
PRICE REDUCED!



MLS#22212213
\$398,000

- ◆ Fully furnished Turnkey Off Grid Cabin ready for you to come out and enjoy the Montana lifestyle in the Elkhorn Mountains just south of Helena, MT.
 - ◆ This cabin comes with everything you see in the photos and more.
 - ◆ 10.6 acre mining claim has an abandoned mine loaded with history.
 - ◆ On Demand water heater in the bathhouse. Also included is a 1000 gallon buried propane tank, Generator, solar system, storage container and more.
- CALL ALEX WADDELL**
406-422-2199

1352 FIVEMILE RIDGE LANE ◆ HELMVILLE, MT



MLS#22211223 ◆ \$335,000

- ◆ Welcome to your own secluded 60-acre cabin, where the wildlife roam free!
 - ◆ Located just 16 miles to Helmville, ideal place for your private hunting cabin or base camp for any sort of recreational activities!
 - ◆ One-of-a-kind property w/Trophy Bull Elk roaming all year round (especially during hunting season), which is thanks to the adj. BLM and private ranch land.
 - ◆ Cabin comes fully furnished, ready for you to create many memories for generations.
 - ◆ Access is seasonal.
- CALL NICK GARCIA**
406-431-9397

◆ LAND LISTINGS ◆

TBD THREE MILE ROAD ◆ HELENA, MT



MLS#22205661 ◆ \$1,100,000

- ◆ Stunning 122 acre property with beautiful views.
 - ◆ Build your dream home and enjoy all this property has to offer.
 - ◆ This land has great tree coverage and vantage points.
 - ◆ Numerous building sites, power is to the property.
 - ◆ Access off of Three Mile Road. Recreation in all directions
- CALL ALEX WADDELL** 406-422-2199



4350 SAPPHIRE DRIVE ◆ HELENA, MT



MLS# 22206246
\$375,000

- ◆ 12.62 acres with NO COVENANTS
 - ◆ Potential to add additional acreage
 - ◆ Potential to irrigate 12 acres from HVID
 - ◆ Breathtaking panoramic views
 - ◆ Minutes from town or the lake
 - ◆ End of the road privacy
- CALL CODY BAHNY**
406-461-2824

TBD HAUSER DAM ROAD ◆ HELENA, MT



MLS#22211505
\$285,000

- ◆ Views! Views! Views!
 - ◆ Almost 17 acre lot with Phenomenal views of the Helena Valley
 - ◆ Several building locations with plenty of trees for privacy.
 - ◆ Borders BLM (Public Land) w/ trails for horses, bikes, four wheelers, etc.
- CALL CODY BAHNY**
406-461-2824

3984 OSPREY RIDGE DRIVE ◆ HELENA, MT



MLS#22204850
\$275,000

- ◆ 10 Acres with Top of the World Views.
 - ◆ Lot has leveled building site, existing septic, power across road & 2 low producing wells.
 - ◆ 5 Minutes to the lake with recreation in every direction.
 - ◆ Build your dream home and enjoy sunsets for a lifetime.
- CALL ALEX WADDELL**
406-422-2199

TBD EMMETT ROAD ◆ HELENA, MT



MLS#22212894
\$225,000

- ◆ 20 acres in Eldorado Heights
 - ◆ Great building sites with tons of wildlife
 - ◆ Access to private boat launch and dock
- CALL ALEX WADDELL**
406-422-2199
CALL CODY BAHNY
406-461-2824

TBD WICKES NW ROAD ◆ JEFFERSON CITY, MT



MLS#22206743
\$200,000

- ◆ Fantastic Mining claim on 12.2 acres.
 - ◆ 2 great building sites w/ 360-degree phenomenal views.
 - ◆ Backed by BLM and US Forest Service land.
 - ◆ Accessible year-round. Fenced on all sides.
- CALL NICK GARCIA**
406-431-9397

38 ALTA DRIVE ◆ JEFFERSON CITY, MT



MLS# 22215473
\$174,500

- ◆ 2.41 acres with minimal covenants
 - ◆ Phenomenal mountain views
 - ◆ Just down the road from hundreds of thousands of acres of public land and trails
 - ◆ Tons of wildlife in every direction
- CALL CODY BAHNY**
406-461-2824

Cindy Stevick
 BROKER/OWNER, GRI, CRS, SRES, SFR, PSA

406-431-0452

Cindy@CindyStevickRealEstate.com



422 MANLOVE AVE • EAST HELENA, MT • 500,000 • MLS#22215030
RARE OPPORTUNITY TO OWN A WELL ESTABLISHED TURN-KEY FRANCHISE!



WELL-ESTABLISHED TURN-KEY FRANCHISE!

- Merry Maids has been operating successfully under the current owner for over 30 years.
- Building and Business Opportunity are being sold together.
- 1,600 Sqft Office/Warehouse on 8,600 Sqft Lot.
- Single Garage
- Equipment list and Franchise information are available to review.

CO-LISTED WITH
JOE MUELLER
 406-431-3034



CALL CINDY OR JOE FOR YOUR PERSONAL TOUR OF THE PROPERTY.

LOT 55 ELDORADO HEIGHTS • HELENA, MT • 325,000 • MLS#22211336

WHAT'S YOUR DREAM?

- To own 20 acres in the heart of Montana?
- To live close to hunting, fishing, ATV trails, and National Forest?
- To enjoy the beautiful mountain views?
- Design your dream home to capture the view?



WINTER SALE PRICE \$325,000!
20 ACRES

THE POSSIBILITIES ARE ALL RIGHT HERE WITH HILLSIDE AND MEADOW ON THIS BEAUTIFUL PARCEL OF LAND, TUCKED AWAY YET EASY TO ACCESS!

- Less than 20 miles from Helena, near both Hauser and Holter Lakes.
- Add the luxury of Eldorado Heights' private boat launch on the shore of Hauser Lake and you've got a dream come true!
- Did we mention the private 200 acres for sapphire mining that is ONLY available to Eldorado Heights land owners?
- Subdivision is almost entirely surrounded by Forest Service and BLM land.
- Power is on the property.
- See more photos, plat, documents and MT DNRC's well production chart for the subdivision at www.Lot55EldoradoHeightsHelena.com.

8 & 12 ILEY COURT • WHITEHALL, MT • 170,000 • MLS#22205576

- 2 adjoining lots just SW of Whitehall.
- Lot 3 and 4, sold together, make up a total of 3.87 Acres.
- Power is to the property (each lot).
- Nestled in the Jefferson Valley, Deerlodge National Forest.
- The area is surrounded by the Tobacco Root and Highland Mountain ranges.
- Location on MT Cadastral plat, which show apprx layout of the 2 lots.



PRICE IMPROVEMENT!



HAVE A QUESTION ABOUT BUYING OR SELLING REAL ESTATE? CHOOSE A RELIABLE, EXPERIENCED PROFESSIONAL

CHECK OUT THE STATS FOR 2022!

PERCENT PER YEAR
 2022 - 15.10%

MEDIAN SALE PRICE
 2022 - \$460,000

MONTHLY SALE VOL
 44 - 101 SOLD

LIST TO CONTRACT
 10 - 36 DAYS

THE HIGHEST NUMBER OF SALES WERE MADE IN JUNE WITH 101 MEDIAN HOME PRICE ROSE FROM \$399,859 TO \$460,000 843 TOTAL SALES WERE MADE IN HELENA IN 2022 HOMES TOOK AN AVERAGE OF 21 DAYS TO GO UNDER CONTRACT FROM THE TIME THEY WERE LISTED.

THESE STATISTICS REFLECT ON SINGLE FAMILY RESIDENTIAL HOMES IN THE HELENA AREA. BROUGHT TO US BY MOORE APPRAISAL FIRM.



and so the new adventure begins . . .



HAPPY RETIREMENT DEAN!

Dean helped form Valley Bank back in 1976 where he was the President of the Bank, where he worked in Banking until 1991. Dean then embarked into Real Estate. Dean is now closing this chapter on 28 Years of Real Estate Sales & Development. He has helped to create well over a THOUSAND BUILDING LOTS around the Helena Valley and has also assisted Clients in the Sale/Purchase of AT LEAST TWICE that many. Dean started in 1994 under my Father's office, "Bill Bahny & Associates" and is ending his Real Estate Career with my office, "Bahny Realty". Dean is very proud of his wife, Sue, of 59 Years and all of his Family and the numerous Sports that they are all active in.

On behalf of Bahny Realty and Bill Bahny & Associates, we want to THANK YOU for your COMMITMENT TO THIS COMMUNITY, the HELENA ASSOCIATION OF REALTORS and FOR YOUR KNOWLEDGE that you continue to pass down!

Enjoy the Mountains with your Wife, your Children, Grandchildren & Great-Grandchildren!



BAHNY REALTY

DEAN RETZ 406-439-3326

call or text him your well wishes!



Avatar Realty
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WHO REPRESENTS YOU?



STEVE POMEROY
BROKER
406-422-8121



STEVE YOUDE
BROKER
406-439-5234



TIM SULLIVAN
REALTOR®
406-459-4034



DAVID BRANDON
BROKER/OWNER
406-594-9121



THINKING OF BUYING OR SELLING A HOME?

Interest Rates may seem to be rising, but the Market is **STILL AS HOT AS EVER.** As Real Estate Experts with Years Of Experience, let us give **YOU** the confidence you need to step out in Montana's ever-evolving housing landscape.



DAVID BRANDON
BROKER/OWNER
406-594-9121

THE TIME IS NOW. CALL ME TODAY TO SET UP A CONSULTATION & WE'LL FIND YOUR NEXT HOME TOGETHER.

To find all listed properties for Helena and the surrounding areas go to:

www.AVATARREALTYMT.COM



4225 SUNSET RIDGE DR • HELENA, MT



CASUAL, RUSTIC ELEGANCE AWAITS YOU at this beautiful custom home that sits on 5.49 breathtaking ac. Awaken each morning with views that capture Canyon Ferry Lake, the mountains, & Montana's Big Sky. Enjoy main level living with a private, spacious primary bedroom, cozy fireplace, extra-large closet, expansive kitchen with island & spa-like bathroom. From the welcoming front foyer to the impressive log staircase there is bright & airy appeal. **\$1,499,000 - MLS#22215766**



6915 BLACK SANDY LOOP • HELENA, MT
\$349,900 • MLS#22215567

6930 BLACK SANDY LOOP • HELENA, MT
\$329,900 • MLS#22215568



TWO 20 ACRE LOTS

SEIZE YOUR OPPORTUNITY TO ENJOY THE VAST MONTANA SKY, privacy, as well as many amenities like Hauser Lake access in minutes, 40 minutes to skiing, & an easy drive to town, all wrapped up together! Hunters, Fishermen, & Outdoor Enthusiasts can have it all! This 20 ac property can be divided into 10 ac lots. There are many excellent building sites with loads of potential: views of mountains, lake, & wildlife. Black Sandy Loop is a peaceful neighborhood with a private road for residents to bike or walk. Sanitary restrictions have been lifted. Power available very near lot. The corners were recently surveyed/marked. **HUNTERS:** Thousands of acres of public land border this property & give you access to amazing hunting. **FISHERMEN:** 7 minutes away is Hauser Lake & 2 public boat docks for fishing & recreation year around. **SUMMER ENTHUSIASTS:** Hauser Lake & the nearby campgrounds set the stage for wake-surfing, skiing, kayaking, & canoeing. **WINTER ENTHUSIASTS:** Great Divide Ski area is 40 minutes from this property as well as snowmobiling & snowshoeing. Ice fishing? You bet! You can have it all!



20 A GOLDEN EAGLE RD • HELENA, MT

OWN YOUR PIECE OF MONTANA PARADISE! This 30.2 ac northwest of Helena is in the beautiful Woodland Hills subdivision surrounded by trees, wildlife, & serenity. The views from this unique property will take your breath away. Choose from a variety of building spots for your dream home. Largest lot in the subdivision. Quality road runs to property with easy, year-around access to town, approx. 11 miles. Very quiet. Sanitary restrictions have been lifted; septic approved. **\$349,900 • MLS#22212024**



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MICHELLE JOHNSON
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michelle.johnson@bhhsmt.com
www.bhhsmt.com



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 Deb.Whitcomb@bhhsmt.com



BERKSHIRE HATHAWAY | Montana Properties
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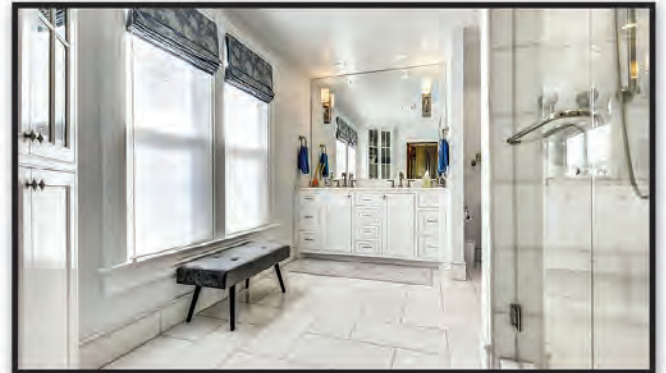


ANN SNORTLAND
 BROKER, GRI
 406-438-2839
 Ann.Snortland@bhhsmt.com

801 East Broadway · Helena, MT



NEW PRICE!



PRESERVING THE PAST • UPDATED FOR THE PRESENT • READY FOR YOUR FUTURE

This stunning home, in the highly sought after So-Bro portion of SC Helena, has been completely renovated while maintaining its historic charm. Conveniently located between the best parts of Helena; an easy walk to trail systems, Downtown and the Capitol Complex. The thoughtful modern renovations partner with the old-world elegance to provide a quiet and bright atmosphere. The extensive outdoor space includes a wrap-around deck and beautiful patio for entertaining. Come home to a piece of art! The main floor has a beautiful entry way, parlor, dining room, living room, kitchen and main floor bedroom which could be used as an office with a separate entrance. The second floor has a primary en-suite with marble radiant floors, marble tiled steam shower and a large walk-in closet. The library has a domed ceiling with built-in bookcases and five windows that look out to the iconic landmarks in Helena. Two additional large bedrooms and a guest bathroom complete the second floor. The third floor has two more bedrooms and a full-size bathroom. An oversized single car garage and 3 off-street parking spaces are an added bonus. Sellers will provide a 14-month Home Warranty Package to the new buyers.

MLS# 22214659 • \$899,000

COVER FEATURES

FEATURED HOMES OF THE WEEK



Quartz - Lot #5-4
 375 Meadow View Loop
 3 Beds | 2.5 Baths | 1,680 SF
 Priced at \$454,900



Ponderosa - Lot #22-1
 307 Tam O'Shanter
 3 Beds | 2 Baths | 1,339 SF
 Priced at \$399,900



Cedar - Lot #23-1
 368 Meadow View Loop
 3 Beds | 2 Baths | 2,239 SF
 Priced at \$444,900

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 WILLIAMSHOMES.com

406 551 3629
 Sarah Gebhardt, Real Estate Professional
 sgebhardt@williamshomes.com



7604 KINGPOST LOOP • \$649,000.00 • MLS# 22300064

This spacious 6 bd, 3 bth home captures the true essence of Montana! It features a vaulted tongue & groove ceiling, rough sawn floors, & a stunning stone fireplace flanked by book shelves. The well-appointed kitchen boasts bountiful cabinets, ample granite counterspace, & custom vent hood. The private owner's retreat includes a tiled shower, double sinks & walk-in closet. Two additional beds, a full bath & laundry/mud room round out main level living. Downstairs is a family room, full bth, storage, & 3 more bds for family, guests, hobby room or home gym. Sitting on a landscaped, fenced, 1/2 ac lot w/stamped concrete patio, children's playset & mountain views..this Montana-style gem won't last long!



NEW LISTING!



DANA ADAMSON
 Sales Associate 406-465-7555

INCREASE YOUR BUYING POWER



GET PRE-QUALIFIED TODAY

It's SIMPLE, FAST and we walk you through every step.

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 GREAT FALLS, MT 59401
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 BRANCH ID : # 1399677 • NMLS: 139967



UNIVERSAL LENDING
 HOME LOANS

Turnkey Car Wash + Home For Sale

845 N. MONTANA ST., DILLON, MT



- 9% CAP Rate
- 1.19 acres
- Fully renovated with all new equipment in 2018
- 1 PDQ 360 + Touchless Automatic bay
- 2 self-serve car/truck bays
- 1 self-serve RV/semi bay
- 1 Evolution Dog Wash
- New concrete + radiant floor heat in all four bays
- Manager in place
- 3 bed/2 bath/2028 SF home



\$1,555,000 // MLS #379447



CHRISTIE'S
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Poet Motorcycles
Helena, Montana
1950 Euclid Avenue • Helena, Montana 59601



Established 40 years plus award winning Montana powersports dealership. ATV, UTV, motorcycle full service dealership. Turnkey, with service department, parts & accessories, new and used vehicle sales. Real estate included with rental income and room for expansion on a busy corner location on Highway 12 West in Helena. Owner retiring.

Call Tom Cox at: 406-457-8230



WWW.POETMOTORCYCLES.NET

NEW CONSTRUCTION IN GRASSLAND ESTATES & MAYVILLE MANOR

HELENA, MONTANA 2023 NEW BUILDS BY NISTLER CONSTRUCTION & DESIGN STARTING AT \$539,900

7110 TRUCK FARM DRIVE - HELENA, MONTANA



MLS#22300357 - \$539,900

Not your typical spec-home! Nearly-complete gorgeous 4 bed farm-style on 1.1 acres in quaint mountain subdivision. Custom cabinetry, alder trim, quartz countertops, & shiplap accents are bright & inviting. Great natural light in open floor plan. Oversized kitchen island, designated dining area & sliding glass doors off of the main living area to covered patio. Living room includes gas fireplace surrounded with cabinetry/shelving for an upscale feel. AC upgrade option. Listing agent related to seller.

3870 ROSETTE LANE - HELENA, MONTANA



MLS#22215609 - \$499,900

This gorgeous single level farmhouse built by NCD is located 3 minutes from town in a brand-new subdivision with views & farmland surrounding. This 3 bed, 2 bath home has an ideal floorplan that includes a separate master suite wing that is HUGE, open living space & plenty of room to entertain. The cutest details you will find! Bright modern color palette includes white cabinetry, barn doors & farmhouse accents. Expected completion by Christmas 2022. Model home of exact floorplan available to see. Listing agent related to seller.

7125 DBARK LANE - HELENA, MONTANA



MLS#22210086 - \$549,900

The cutest house on the block! This modern farmhouse is situated on 2.5 acres surrounded by views and only minutes from town, in a brand-new quaint subdivision. This floorplan is well appointed with ample space for entertaining. The master suite is oversized and includes a tile walk in shower. Amenities include quartz countertops, tile entry, tile master shower walls, custom cabinetry, shiplap accents. The color palette is tastefully done in neutral, modern colors. Completion will be late September 2022. Photos are not of actual home but of the same floorplan. Listing agent related to seller.



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21 NEW LISTING!



1409 BIRCH STREET • HELENA, MT

A 6,000 sqft building on a 12,500 sqft lot. It has a large parking area around the building. It is currently being leased by CED & has been leased by them for over 25 years. Lease expires June 30, 2024 w/a 5-year renewal option.

\$900,000 - MLS#22215036



1201 CEDAR STREET • HELENA, MT

WOODY'S CAR WASH is a long-established business having been owned by the current owners for 28 years. The automatic car wash sits on .51 ac on the busiest corner in Helena at Cedar Street & N. Montana. Very good long-term annual income that has remained strong throughout the years.

\$2,500,000 - MLS#22212473



2831 AIRPORT ROAD • HELENA, MT

Very well-maintained office building w/2 other nice buildings in a treed & grassy courtyard.

\$11.50/FT 2 BASE LEASE +\$5.25 NNN CHARGES

(which covers real property taxes, building insurance, & CAM charges to include garbage, summer & winter exterior services) PLUS then tenant will be responsible for placing gas, electric, water, sewer services into their name & paying those charges as direct invoice from provider. Annual escalator of 2.75%. 3-5 year lease term.

21 UNDER CONTRACT!



2605 N SANDERS STREET • HELENA, MT

This exceptional lot is on a well-traveled street w/many businesses & more developing businesses. Neighbors WinCo Foods, Sportsmen's Warehouse, Lowes, Costco, & Home Depot. It is the last lg lot left within the city. City water & sewer are at the lot w/an 8 inch hook up. It is ready for your project. Leveled & ready to be developed. Currently zoned CLM which can be changed. Agent is related to the sellers. Listed by John Lagerquist.

\$4,990,000 - MLS#22115802

21 UNDER CONTRACT!



724 W CUSTER • HELENA, MT

Outstanding building lot on Custer Ave. Next to the new Mountain View Co-op Convenience store. Geo-technical, site survey & landscape. The work plan needs to be completed.

\$1,250,000 - MLS#22211839

21 UNDER CONTRACT!



1524 CEDAR • HELENA, MT

Great location w/great traffic located on Cedar Street. Provides opportunity for investment or business opportunity. Great visibility & access w/B-2 zoning. This building includes office spaces, conference room, lobby, & separate restroom for staff & as well as a public restroom. Call for your private showing today. Nine parking spaces.

\$525,000 - MLS#22200349



CENTURY 21 COMMERCIAL HERITAGE REALTY

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EXIT REALTY BITTERROOT VALLEY

Newly remodeled business condos in desirable location.

Plenty of parking.
High speed internet.
Common conference room,
& kitchen.

Available March 2023.

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BUSINESS OPPORTUNITY ONLY

EXIT REALTY HELENA



Own and further grow one of Lincoln's, the Blackfoot Valley Dispatch local newspaper.
\$55,000 | Lincoln | MLS# 22212444
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COMMERCIAL BUILDING LOT

EXIT REALTY MISSOULA



High visibility corner lot. Zoned B3-2.
Many different uses. .61 Acres.
Owner Financing | Missoula | MLS# 22205047
Call **Melissa Huus** REALTOR®
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WWW.MISSOULAREALTY.COM

EXIT REALTY MISSOULA



For Missoula Real Estate information, please text EXITKevin to 85377.

Call **Kevin Bailey**

Broker/Owner
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Thank You
to our clients
for your
trust & loyalty

**Many blessings
for 2023**

from all of us at
EXIT Realty
in Montana!

LOOKING FOR 1031 BUYERS...

EXIT REALTY BITTERROOT VALLEY

Right now is a great time for **Real Estate Investments.**
Contact me today to learn more about **1031 Investments!**



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WISHING YOU A BRIGHT & SUCCESSFUL

EXIT REALTY HELENA



Take a look at Helena area listings:

RYAN.EXITREALTYHELENA.COM

Call **Ryan Stavnes**, REALTOR®
406.465.3038 | Ryan.EXITRealtyhelena.com

DRIVE-THRU BBQ RESTAURANT

EXIT REALTY POLSON



Rated in the top 50 best BBQ restaurants in the USA. Close to famous Flathead Lake.
\$525,000 | Polson | MLS# 22117738
Gracelyn LaFleur Broker/Owner
406.207.6729 | Gracelyn@EXITRealtypolson.com

FLATHEAD LAKE INN

EXIT REALTY BITTERROOT VALLEY



Walking distance to golfing, dining, shopping. All rooms non-smoking. Continental breakfast served daily. | \$3,300,000 | MLS# 22209518

Call **Craig Siphers** Broker
406.360.9108 | Craig@EXITRealtybv.com

\$5000 CLOSING COST CREDIT

EXIT REALTY MISSOULA



Centrally located.
2 unit property.

\$600,000 | Missoula | MLS# 22215187
Call **Melissa Huus** REALTOR®
406.531.0015 | Melissa@EXITRealtymsla.com

FOR RENT

EXIT REALTY LAUREL



600 sq ft office/studio space for rent. Great location. Utilities included.

Call **Lisa Slattery** Broker/Owner
406.839.0372 | www.EXITRealtyLaurel.com

COMMERCIAL | RESIDENTIAL

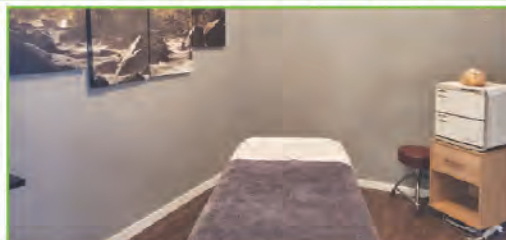
EXIT REALTY GREAT FALLS



Commercial 2 1/2 lots, Northside Mini Mall Zoned C-1, Multi-unit residential & commercial.
\$249,000 | Great Falls | MLS# 22200962
Call **John C. Lind** Broker/Owner
406.788.8131 | John@EXITRealtyGreatFalls.com

SCALABLE BUSINESS OPPORTUNITY

EXIT REALTY BITTERROOT VALLEY



Established business with substantial cash flow and expansion possibilities.
Stevensville | \$150,000 | MLS# 2215676
Call **Craig Siphers** Broker
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OWN A PIECE OF HISTORIC MONTANA

EXIT REALTY HELENA



Quaint Historical hotel with on-site bar, restaurant, wedding suites, & charming rooms.
\$888,000 | Harlowton | MLS# 22204853
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406.930.2745 | Neva@EXITRealtyhelena.com



Muriel Fryett

BROKER - REALTOR - SFR - WHS

CENTURY 21
Heritage Realty

406-459-6737



www.century21.com/real-estate-agent/profile/muriel-w-fryett-P25194166#

NEW PRICE REDUCTION FOR THE NEW YEAR



3283 ARBOR DRIVE - HELENA, MT

Large \$20,000 Price Reduction just in time for the Holidays.

Start the New Year out with a turn key home. Why buy new when you have everything already set in this like-new fully landscaped, 6' vinyl fencing, trek decking, window shades & s.s. appliances to include a double oven. Beautifully maintained home located in the desirable Northgate Meadows subdivision. Schools within minutes. Neighborhood park just around the corner. This lovely 2,677 sf home has 4 beds & 3 baths with an upstairs & downstairs living/entertainment areas.

Call Muriel Fryett at 406-459-6737, with questions or an appointment to view.

\$529,900 • MLS#22216137



Great News!!! It's A Win/Win Situation

Buyers.... with the interest rates to purchase a home going up, there are still creative ways to make your payments easier and the prices of purchasing are reducing some. It's getting to be a buyers market.

Sellers... with the higher interest rates making it more difficult to sell your home, instead of lowering your price there are ways to help the buyers with their purchase.

Give me a call and let's talk!

308 NORTHGATE LOOP - HELENA, MT



UNDER CONTRACT!

This home highlights the incredible views, including Mount Helena & the valley. A very sought after Northgate Meadows subdivision's prestige neighborhood is located in close proximity to Capital High and Four Georgians. The kitchen has ss appliances, gas range, pantry & a breakfast bar. The dining area has a slider to the deck overlooking the beautiful backyard of manicured lawn & trees. The living room has views of MT Helena. 4 large beds (3 with walk-in closets), rec room with sauna & fireplace. If you have toys and/or & rv there is plenty of room for all in this pre existing 50+ ft graveled area.

Call Muriel Fryett at 406-459-6737, with questions.

\$575,500 • MLS#22214008