

BILLINGS REAL ESTATE

AND SURROUNDING AREAS!

VOL. 33 - NO. 10 MARCH 13TH THRU MARCH 19TH, 2025


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6317 BEAR PAW DRIVE N - BILLINGS, MT

TEAM HANEL

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 406-697-0678




5 BED | 3 BATH | 4,700 SQFT | 1.12 ACRES | \$939,000 | MLS#350334 www.bhhsfloberg.com

***** SEE PAGES 10-11 TO VIEW MORE ON THESE HOMES! *****



996 MATADOR AVE • BILLINGS, MT
 3 BEDS • 2 BATHS • 3,268 SF • \$459,900 • MLS #351093



970 MATADOR AVE • BILLINGS, MT
 3 BEDS • 2 BATHS • 1,333 SF • \$399,900 • MLS #351093

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RESOURCE GUIDE:

SPECIALISTS.....p8
 OPEN HOUSES.....p10-12
 NEW LISTINGS.....p15

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Cherry Creek MORTGAGE
 A Division of Guild Mortgage

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~ TRAILS WEST SUBDIVISION ~
SUNDAY OPEN HOUSE
1:00-3:00



WEST FORK

5726 BEAR TRACK TRAIL • BILLINGS, MT
• 2,564 SF • 4 BEDROOMS
• 3.5 BATHS • \$509,900



ABSAROKA

5804 BEAR TRACK TRAIL • BILLINGS, MT
• 1,616 SF • 3 BEDROOMS
• 2 BATHS • \$470,000



BEARTOOTH PASS

819 NINEBARK STREET • BILLINGS, MT
• 2,200 SF • 4 BEDROOMS
• 2.5 BATHS • \$489,900



SUNDANCE PASS

5732 BEAR TRACK TRL • BILLINGS, MT
• 1,538 SF • 3 BEDROOMS
• 2 BATHS • \$462,500



MYSTIC

• 1,517 SF • 3 BEDROOMS
• 2 BATHS • \$453,500



CLARK'S FORK BEND

• 2,236 SF • 3-4 BEDROOMS
• 3 BATHS • \$490,000



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3823 DYLAN DRIVE • BILLINGS, MT • \$789,900



- **STUNNING 6 BEDS, 3 FULL BATHS, 2 HALF BATHS, 4,840 SF HOME ON NEARLY HALF ACRE IN TWIN COULEE ESTATES SUB**
- **Main Floor:** 9' ceilings, Gas FP w/ floor-to-ceiling stone
- **Spacious Kitchen:** 8' island, Quartz counters, Pantry, Soft-close cabinets, Gas stove, Farmhouse sink
- **Master suite:** Tray ceiling, LED lighting, Ceiling fan, Walk-in closet, Priv bath w/tile shower, dbl vanity, quartz counters, soaker tub
- Main floor and basement laundry
- **Lower:** Newly finished: 9' ceilings, Daylight family rm, 3 beds, 1.5 baths, Bonus rm,
- Covered porch, back patio
- 4-car heated garage, RV parking
- Lawn will be hydroseeded

1718 VIRGINIA LANE • BILLINGS, MT • \$499,900



- **RENOVATED 5 BED, 3 BATH, 3,004 SF HOME, by Pioneer Park**
- Abundant natural light throughout
- **Main Level:** Hardwood floors, recessed lighting, Washer/dryer hookups, bath w/ jetted tub & Corian counters
- **Spacious kitchen:** Corian counters, Soft-close cabinets & drawers, SS appl, Pantry
- **Master:** Priv bath, dbl sink vanity, Walk-in closet
- **Lower:** 3 beds, Family rm, 2nd laundry op, Storage, including cellar space
- 3-car det garage w/ alley access
- **Upgrades:** New electrical sys, lighting fixtures, plumbing, windows, 2 furnaces, 50-gal hot water heater, siding, roof
- Potential for an up/down duplex by adding a kitchen in the basement

2020 CENTRAL AVENUE • BILLINGS, MT • \$220,000



- **REMODELED 2 BED, 1 BATH, 864 SF WESTEND TOWNHOME**
- **Kitchen:** Complete remodel with butcher block island and stainless steel appliances
- **Updates:** New carpet, interior paint, and light fixtures
- **Laundry:** Stackable washer/dryer included
- **Roof:** New in 2024
- **Parking:** Single attached garage plus extra parking off the alley
- **Development status:** Seller dividing existing 6-plex into 6 individual townhomes
- **HOA coverage:** Water, snow removal, lawn care, and exterior insurance
- **HOA fees and by-laws:** To be determined upon division

3514 S 60TH STREET W • BILLINGS, MT • \$1,300,000



- **4 BEDS, 3.5 BATHS, 3,596 SF, 2-STORY HOME ON 20 ACRES**
- **Upper Level Private Master Suite:** Walk-in closet, Jetted tub, Stackable washer/dryer hookups
- **Main Level :** Living rm w/French doors, bay & picture windows, recess lights, Formal & informal dining areas, Kitchen w/ island, pantry, bay window, spacious den w/ wood stove, & patio door to relaxing deck, 3 lge beds (2nd w/ priv bath), Laundry, Full bath, Unique study closets w/ cabinets & counters in 2 beds
- **Basement:** Family & Bonus rm w/ ample storage
- Well for house & yard, Central vacuum sys, Dbl att heated garage, Dbl det oversized garage
- Subdividable into two 10-acre tracts

1702 ANNAS GARDEN LANE • #101 • BILLINGS, MT • \$295,000



- **2 BEDS, 2 1/2 BATHS, 1,088 SF, 2-STORY CONDO IN ANNAFELD**
- **Main:** Open floor plan w/ kitchen, dining, living rm, half bath
- **Kitchen Details:** White cabinets, island, Recessed lighting
- **Upper Level:** 2 beds w/ priv baths, 1 bed w/ walk-in closet, tile shower
- **Closet laundry** with shelving
- **Outdoor:** Fenced-in backyard space, Patio w/ automatic security light, 1 detached garage
- **HOA:** TBD, covers water and exterior insurance

5731 HORSESHOE TRAIL • BILLINGS, MT • \$435,000



- **3 BEDS, 2 1/2 BATHS, 1,764 SF, 2-STORY HOME ON WESTEND**
- **Main:** Open floor plan, Kitchen w/ island, SS appls, pantry cabinet, & under-cabinet lighting
- **Master:** walk-in close, priv bath w/ dble sink vanity
- Living room with gas fireplace
- Dining area with patio door
- Separate laundry room with cabinets, sink, closet, and window
- Coat nook/bench area inside garage door in hallway to main living area
- **Upper:** Lighted stairway, 2 add'l beds, full bath
- **Outdoor:** Covered porch, Fenced backyard w/shed, Double att Garage w/ Insulation & sheetrock
- Security system
- **HOA:** \$140/year subn maintenance

6706 12TH STREET • HUNTLEY, MT • \$415,000



- **3 BEDS, 3 BATHS, 2,324 SF TOWNHOME ON 10,361 SF LOT ON 18TH HOLE OF PRYOR CREEK GOLF COURSE**
- **Upper:** Master w/ priv bath & dbl sink vanity, 2nd lg bed w/ priv bath
- **Main:** Kitchen, dining, living rm w/ wood fireplace
- **Lower:** 3rd bed w/ daylight window & private bath, Washer/dryer included
- **Basement:** Unfinished 4th level
- **Updates:** Newly updated kitchen, light fixtures, Fresh interior paint, New flooring, roof, siding, & gutters. Appliances, furnace, A/C replaced 2017
- Owned 1,000-gallon propane tank
- **Utilities:** Water by golf course: \$80/mon (summer), \$55/mon (winter)
- Backyard w/ UGSP, Dbl att garage
- **HOA:** No HOA fee

SIGNAL PEAK TOWNHOMES



PLAN A
\$350,000
2 BED • 2 BATH
1063 SF

PLAN B
\$398,000
3 BED • 2 BATH
1293 SF

PLAN C
\$379,000
3 BED • 2 BATH
1212 SF

SUNDAY OPEN HOUSE 11:00 TO 2:00
2925 EAGLE BUTTE • BILLINGS, MT

- **QUALITY CUSTOM-BUILT 2-3 BED, 2 BATH, 1063-1,293 SF TOWNHOMES IN NORTHWEST BILLINGS**
- **Kitchen:** Quartz counters, SS appliances, Under cabinet lighting, Tile backsplash, Pantry, Breakfast bar
- **Luxury Vinyl Plank (LVP)** flooring in entry, kitchen, dining, living, and hallway
- Priv covered front & back patio
- **Master:** Walk-in closet, Priv. bath
- **2 x 6 walls** w/Rockwool demising sound barrier insulation between units
- Anderson Windows & Hardi Siding
- Dbl att garage (insulated, sheet-rocked, and heated)
- **HOA Fee:** \$205/mon: Lawn, Snow removal, Water, Exterior ins.



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1803
ST ANDREWS
BILLINGS, MT
\$425,000

865
PAINTBRUSH
BILLINGS, MT
\$1,400,000

2607
WYOMING AVE
BILLINGS, MT
\$355,000

1630
WILD LUPINE
LAUREL, MT
\$640,000

1936
NORTHDRIDGE
BILLINGS, MT
\$499,900

1106
DAYBREAK DR
BILLINGS, MT
\$545,000

124
SANTA FE DR
BILLINGS, MT
\$339,900



Chris Dunn 406-698-3531

215 E. 2nd St. Unit 8 — Red Lodge, MT

39 Twin Pines Loop — Billings, MT



2 Bed - 2 Bath - 1,104 sqft.

This is a great upper unit with an attached garage. Part of a cute community with a courtyard that has streams and ponds. This has been used for a short-term rental since the owners have owned it. Split log and metal siding. This unit sits atop the garages so it boasts spectacular views of Red Lodge Ski Area. The smaller bedroom does not have a closet but you could easily add one by taking away part of the master closet. It has mixed cabinets that add a visual interest. This is one of three units in the group that has an attached garage.

\$526,000 - MLS#350823

3 Bed - 2 Bath - 1,508 sqft.

This home offers a great open floor plan with upgraded features. The kitchen has quartz countertops, a corner pantry, an eating area with a door to the patio, and a fenced yard. The yard is fully landscaped. The main suite has a nice large shower and a walk-in closet. The carpets were recently replaced, and LVP was installed. The unit is in an HOA, which covers lawn, snow removal, insurance, water, and additional maintenance for \$300 per month.

\$405,500 - MLS#350821



Tara Wolf
406-698-1849



2115 IDA STREET - BILLINGS, MT
3 BED - 2 BATH - 1,808 SQFT - \$449,900 - MLS#350916



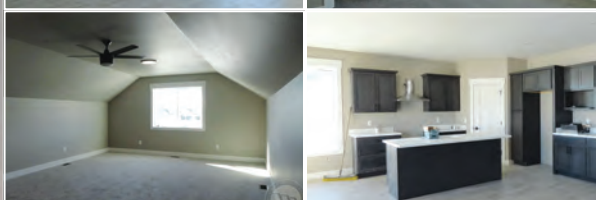
Escape to your own private oasis on this stunning 1.31-acre property where horses are welcome. This charming 3 bed, 2 bath home offers a bright & open floor plan, perfect for modern living. Enjoy the cozy ambiance of the lower daylight level featuring a family room complete w/a wood-burning stove ideal for gathering on chilly evenings. Step outside onto the spacious covered deck & take in the breathtaking views of your expansive acre, complete w/a convenient shed & lean-to for your horses. 2 wells. This is a rare opportunity to own a piece of paradise in the Heights don't miss out!



2321 SMOOTH ROCK - BILLINGS, MT
4 BED - 2 BATH - 2,462 SQFT - \$599,900 - MLS#351021



Brand New West End Living in Stone Creek! Experience the ease of single-lvl living w/a bonus! This stunning new build in Stone Creek Sbdn offers modern comfort & exceptional efficiency. Step inside to an open & inviting living space, anchored by a cozy gas f/p & bathed in natural light. The chef-inspired kitchen boasts a massive island w/seating, a spacious pantry, & high quality finishes. Seamlessly transition to outdoor living through the patio door onto your covered patio perfect for entertaining or relaxing. Retreat to the luxurious master, complemented by 2 add'l main floor beds. Upstairs, a versatile bonus room awaits your imagination. A 3-car garage provides ample space for vehicles & storage. Everything is NEW, ensuring a fresh start in this desirable West End location.



6730 COVE CREEK DR - BILLINGS, MT
5 BED - 3 BATH - 3,340 SQFT - \$530,000 - 351061



Discover comfortable & convenient living in this well-maintained ranch-style home, built in 2007. An open floor plan offering a generous 3,340 sqft between the main & bsmt levels. A comfortable layout ideal for entertaining & daily living. Enjoy a spacious master w/a lg walk-in closet & a private en-suite bath, 2 add'l beds on the main lvl. Finished Bsmt Features: Expansive family room, the ultimate entertainment space or cozy family gathering area. Two add'l beds, bath & lg laundry room for laundry or hobbies. Walk out to the park via your bkyd for outdoor fun & recreation for children. Fenced Yd: Enjoy privacy & security in your fully fenced bkyd. Nice Patio: Perfect for outdoor dining, grilling, & relaxing.



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SADIE LEEP
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SadieLeepRealtor@gmail.com



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5 YEARS

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**UPGRADES! QUARTZ COUNTERS!
MASSIVE COVERED BACK PATIO!**

970 MATADOR AVENUE • BILLINGS, MT • \$399,900
3 BEDS • 2 BATHS • 1,333 SF • MLS#350588

LAUREN JOHNSON 406-670-8209



UNFINISHED LOWER LEVEL

2250 LINDERO BLVD • BILLINGS, MT • \$439,900
3 BEDS • 2 BATHS • 2,938 SF • MLS#350486

LAUREN JOHNSON 406-670-8209



6319 FRESH WATER LN • BILLINGS, MT • \$765,000
3 BEDS • 2 BATHS • 2,260 SF • MLS#351079

COZI WANNER 406-591-5841



961 TIERRA DRIVE • BILLINGS, MT • \$385,900
3 BEDS • 2 BATHS • 1,368 SF • MLS#348840

COZI WANNER 406-591-5841



**MOVE IN READY!
LANDSCAPED!**

966 MATADOR AVENUE • BILLINGS, MT • \$376,900
3 BEDS • 2 BATHS • 1,361 SF • MLS#347923

LAUREN JOHNSON 406-670-8209



1384 HACKAMORE TRAIL • BILLINGS, MT • \$470,000
3 BEDS • 2 BATHS • 1,428 SF • MLS#349043

SADIE LEEP 406-855-2215



2128 ENTRADA ROAD • BILLINGS, MT • \$374,900
3 BEDS • 2 BATHS • 1,340 SF • MLS# 350141

COZI WANNER 406-591-5841



578 CHINO CIR • BILLINGS, MT • \$549,900
3 BEDS • 2 BATHS • 2,888 SF • MLS#350895

COZI WANNER 406-591-5841



922 YELLOWSTONE RIVER E1 • BILLINGS, MT • \$49,900
3 BEDS • 1 BATHS • 924 SF • MLS#351133

SADIE LEEP 406-855-2215



2924 GOLDEN ACRES DR • BILLINGS, MT • \$489,900
5 BEDS • 3 BATHS • 3,120 SF • MLS#350763

COZI WANNER 406-591-5841



7039 BRONZE BLVD • BILLINGS, MT • \$519,900
3 BEDS • 2 BATHS • 2,202 SF • MLS#350946

COZI WANNER 406-591-5841



927 TIERRA DRIVE • BILLINGS, MT • \$385,900
3 BEDS • 2 BATHS • 1,368 SF • MLS#348841

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\$2,499,900 | MLS# 348711

121 LONE TREE ROAD • BOYD, MT

Nestled in Montana beauty, this 141 acre property has decking that offers breathtaking views of the mountains. This retreat is ideal for relaxing & taking in nature. This home blends elegance & charm. The open floor plan has a massive fireplace in living area & the kitchen's white cabinetry contrasts perfectly w/wood floors, floor to ceiling black-framed windows allow natural light to flood the living spaces, framing stunning views. Luxurious bathrooms, new lighting & fixtures. New metal siding/roof, new HVAC, gas fireplace insert, extra shop + 2 car/tuck garage, wrap around cedar deck iron railings. New septic & drain fields. 40 acres set aside for common area usage for all owners. Build or expand! Property has been subdivided into 4 legal lots, each w/ approved septic permits. Home & 27 acres listed for \$1, 499, 900 under MLS#348711.



GINGER NELSON 406-697-4667



JEANNE PETERSON 406-661-3941



\$529,900 | MLS# 349667

76 BEAVER TRAIL LP • RED LODGE, MT

Enjoy this darling Red Lodge MT A-frame cabin nestled on this 1 acre property & relax while enjoying spectacular views. All completely remodeled w/updated bths, flooring & all Pella windows through-out. The loft provides flexible space to accommodate add'l guests, an office, or whatever your heart desires. Outdoor enthusiasts can enjoy all the amenities Red Lodge has to offer, golf course, hiking trails, fishing, skiing, or a short drive to Yellowstone National Park.



GINGER NELSON 406-697-4667



\$484,500 | MLS# 350981

2060 HOPE CIRCLE • BILLINGS, MT

Spacious home full of light w/all new fresh paint & flooring from top to bottom. Inviting living room w/cozy new gas f/p. Updated bths on main floor & lower lvl. Kitchen has all new SS appliances w/patio door & formal dining area. Main floor has 3 bds including master w/3/4 bath. Lower lvl family room w/daylight windows & all new carpet including 2 bds & bath, all fully finished just this past year. Att 2 car garage w/extra parking on driveway. Front patio & bkrd deck to enjoy watching sunrise or sunsets. A must see to appreciate.

GINGER NELSON 406-697-4667



\$450,000 | MLS# 351210

4131 RIMROCK RD • BILLINGS, MT

N3 - Suburban Neighborhood, 2 Bed apartment for grandparents, college students, etc. 2 covered decks, cabinets in dining room. Salad sink in kitchen. She shed. Spacious master w/walk-in closet & bath. Apartment is 2 BR, dining, living room, utility room, separate entrance, & parking

MYLES EGAN 406-855-0008



\$375,000 | MLS# 351207

155 LEXINGTON DRIVE • BILLINGS, MT

Don't miss this one! You are sure to love it. Most window treatments stay. 1/2 block from Central Heights School. Beautiful cabinets, & gorgeous hardwood floors. Sectional couch stays in living/family room. No central air in main floor living/family room. Storage room in front of garage.

MYLES EGAN 406-855-0008



OPEN HOUSE SUNDAY 1:30-3:30



\$364,000 | MLS# 350331

739 BAZAAR EXCHANGE • BILLINGS, MT

Welcoming home in the heart of Billings Heights. 4 bedroom, 2 bath, 4-level home, 2-car garage, all newer exterior. Large kitchen, bonus lower level family room, or home office. Oversized lot with huge, fenced back yard, room for toys! Convenient to everything, close to schools and water park.

RHONDA GRIMM 406-661-7186



\$55,000 | MLS# 349393

4116 BUCHANAN AVE • BILLINGS, MT

Vacant interior city lot, starter or investment opportunity. Newer single family, and existing multi-family homes in the area. Near downtown, convenient to schools, & city services.

RHONDA GRIMM 406-661-7186



MARK WINSLOW
406-671-7305
 MARK.WINSLOW@FLOBERG.COM

**BUYING?
 SELLING?**
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 Listing Here!*

27 BEAVERTAIL ROAD • RED LODGE, MT

Mountain Luxury plus Stunning Views!



- 4,648 SF, main-level living on 1.57 acres.
- 3 master ensuites for privacy and comfort, 4th bedroom and 3.5 baths.
- Stunning Views: Many windows, full-length deck, patio showcase mountain views.
- Master: Walk-in closet, sitting area, priv balcony, Spa-like bath w/ soaking tub, step-in shower.
- Other Ensuites: Generous closets with private deck or patio access.
- Kitchen: Cust finishes, SS appli, gas cooktop, lg island w/add'l sink, Huge pantry
- Great Room with high ceilings, skylights, and a gas fireplace.
- Craft room, library, rec room, exercise room, and plumbing for a wet bar or more.
- Energy-Efficient Features: Radiant floor heat, mini splits, and private well.
- Garage: Attached 2+ car garage.



\$900,000 • MLS#348035

424 HAUSER AVENUE S • RED LODGE, MT

Charming and Convenient!



- 2 Bed, 1 Bath: Cozy gas fireplace, vintage fixtures, and built-ins for storage.
- Spacious corner lot with privacy-fenced yard and extra parking.
- Covered front porch for enjoying mountain air and views.
- Back patio off kitchen with large yard, firepit, and grilling area.
- Freshly painted exterior and new front sidewalk.
- Newer water heater, radon ventilation system, and water line (house to street).
- 1-car detached garage. • Basement workspace and storage
- Main floor laundry/mudroom with patio access.
- Versatile Use: Primary home, investment, short- or long-term rental.
- UP TO \$5,000 FOR CLOSING COSTS, PREPAID EXPENSES, & RATE BUY-DOWNS.



\$415,000 • MLS#348402

111 E RIVER AVENUE • FROMBERG, MT

Bring your horses and animals!



- Charming Setting: mature trees on 12+ acres.
- Secluded, end driveway, quiet, friendly neighborhood.
- Versatile Property: pets, livestock, recreation.
- Fenced and cross-fenced; perfect for 4-H projects.
- Outbuildings: 30x60 Shop: Heated room, workspace, extra sleeping area, tall overhead door, walkthru door. Spacious barn w/multi stalls, lean-to, shed.
- Ample Parking: Circular driveway accommodates equipment, campers, trailers, and toys.
- Public utilities (water, sewer, garbage).
- Well for lawn, outbuildings, animals. Water rights avail.
- Potential: Add'l service hookup for property improvements.

UNDER CONTRACT

\$429,750 • MLS#349302



Callie Kenyon

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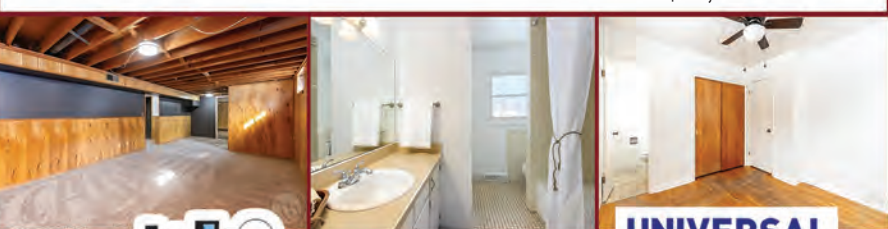
1917 PATRICIA LANE • BILLINGS, MT



METRO REALTORS LLP 2 DAY OPEN HOUSE!
SATURDAY 2:00-4:00 & SUNDAY 1:00-3:00



HIGHLY DESIRED NEIGHBORHOOD IN NORTHWEST BILLINGS!
 5 bed, 2 1/2 bath, 2,458 SF home. Features: 3 bedrooms on the main level, one full bathroom and Primary bedroom has a 1/2 bath. Enjoy a warm and inviting atmosphere with the wood burning fireplace in the living room. In the lower level, you'll find 2 more spacious bedrooms (one is non-egress), another full bath, and a large family room with plenty of space for entertaining. Also, an abundant storage/laundry area is a perfect space for the extras. Step outside to your patio, where you can unwind and enjoy your spacious, fenced backyard. The oversized one-car garage provides lots of space. You'll feel right at home in this welcoming neighborhood that is close to parks, shopping, and dining.
COME TAKE A LOOK BECAUSE THIS ONE COULD BE YOUR NEW HOME! \$379,900 • MLS# 350847



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KAITLYN HOFERS HOSTED REALTOR BY 406-860-4127
BARBARA NEWTON HOSTED REALTOR BY 406-670-5328
TAWNA LEONARD HOSTED LENDER BY 406-861-7320

VIDEO TOUR ▶ www.propertypanorama.com/instaview/bmt/350847#tour

16 GRAND AVENUE - BILLINGS, MT 59101



3 BEDS • 3 BATHS • 1,700 SQFT

Close to downtown. 2 of the apartments have had serious upgrades. The third unit is being remodeled and will be done prior to closing. The property is currently being rented to traveling medical personnel. 3 parking spots. Large storage building that the owner is using for himself. I'm sorry I don't have interior pictures yet. Being shown by appointment after 24 hr notice. Owner is paying utilities. **MLS#351163**

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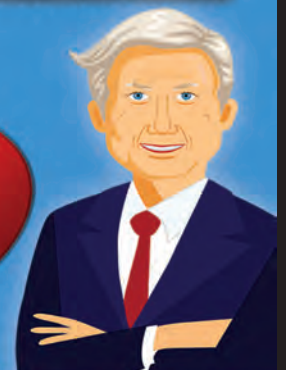
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388 W JEFFERSON AVENUE • CHESTER, MT • \$137,500

Completely remodeled home in quiet Chester, MT. 3 bed, 1 bath bungalow with brand new laminate flooring & new paint throughout. Kitchen has newly painted cabinets w/new pulls & sink. Countertops have been redone. New tile in the bathroom shower. Roof & furnace were replaced in 2017. Seller offering \$5,000 toward siding and/or windows w/ full price offer.

FARM AND RANCH

00 N GAGE ROAD • ROUNDUP, MT • \$2,750,000

4,402 +/- acres w/ 36'x72'x open-ended calving barn & working set of corrals. Easy access, N Gage Rd runs through. 2 wells & miles of buried water lines w/numerous stock tanks establish this as a well watered property. N Willow Creek & Little Wall Creek run through.

00A POWERLINE ROAD • CHESTER, MT • \$1,020,000

680 +/- AC of "Golden Triangle Country" w/High Yields. 4 Legal Parcels, Located 2 Miles SE of Chester, MT.

475 SHEPHERD ACTON RD • ACTON, MT • \$792,000

479.60 +/- total AC. DEVELOP! Only 22 minutes from Walmart in the Heights. Panoramic views of Billings & 3 mtn ranges. Currently has leased dry land crop ground.

365 SHEPHERD • ACTON, MT • \$1,975,000

Gorgeous views on top of the Rims! Develop horse properties. 1,372 +/- AC total, 709 +/- AC of crop per FSA maps, balance is grazing. Great access, Shepherd Acton Rd Frontage!

101 GTA LANE • HARDIN, MT • \$375,000

40 +/- irrigated ac w/ditch rights, outbuildings, & 1 level living in a 3 bed/1 bath house. Just 10 minutes to Hardin & 50 minutes to Billings!

LOTS AND LAND

00 STEARNS CIRCLE • BILLINGS, MT • \$262,500

2 lots totalling 1.115 +/- AC! Heavy Commercial zoning. Great place for your industrial use shop/business! Great Access for services related businesses!

BAR 11 LOTS • BILLINGS, MT • \$62,500 - \$150,500

Bar 11 Offers A Peaceful Lifestyle Ten Minutes to Downtown Billings. Lots Range from .5 to 3 + AC. Co-listed w/Hanah Reno.

PRYOR CREEK • HUNTLEY, MT • \$156,640

Lot 1 - 14.28 +/- AC. Pryor Creek Road is approximately 18 min from the hospitals in Downtown Billings, MT, & is 5 min from Pryor Creek Golf Course. Bring your blueprints & turn your dream into reality! Co-listed w/Cindy Walter.

COMMERCIAL

6419 OLIVE BRANCH WAY • BILLINGS, MT

LOT 6B - \$450,000 (UNDER CONTRACT)

LOT 6A - \$650,000 • LOT 6C - \$550,000

Rare find! 10 +/- Irrigated parcel w/frontage on 64th St W. NO CC&R's! Commercial use possible. (West of 64th, Dispensary Possible.)

6936 ALL TERRAIN AVE • BILLINGS, MT • \$439,000

48'x56' shop w/16' sidewalls in Shop World 406, 2-14x14 garage doors, 4 windows, 1-10x10 header for future door. Septic/cistern. 2 drains. 2 kitchen areas, 2 electrical panels, gas heaters, rough plumbing for baths.

1455 DATE STREET S • HUNTLEY, MT • 1,050,000

Seller will pay for chain link perimeter fencing & drive in gate on full price offer! This multi-unit property consists of 4 storage unit buildings w/a total of 74 storage units (80 units possible by adding walls on larger units) & 5 RV rental spaces on City water!!

6732 SHEPHERD RD E • SHEPHERD, MT • \$949,000

Great 6 unit investment property! 5 plex (1: 2 bed units & 4: 1 bed units) dishwashers, washer/dryer hookup, carport w/ storage cabinet, & a 2 bedroom house with 2 car garage! Well maintained. Sits on 1.56 ac w/over .5 ac that could be developed into additional rental units or possible storage units.

6904 CORVETTE AVE • BILLINGS, MT • \$129,000

32' by 40' shop! 10 FT sidewalls. 2 10'x10' doors on either end of the shop making it a pull through unit.

2922 MILLENNIUM CIR • BILLINGS, MT • \$1,865,000

Established pet resort business & building for sale! 7,312 SF building w/51 dog condos, 4 indoor turf play areas, 1 larger play area, 1 outdoor play area. 8 cat condos w/lg playroom. 2 ADA restrooms, break room, grooming room, & plenty of parking! Ask agent for details.



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AREA 8 – WEST BILLINGS

3175 SOLAR BLVD UNIT 6
 – BILLINGS, MT
DRIVE BY – AREA 8
 3 BEDS, 2 BATHS, 1,499 SQFT
 \$265,000 – MLS#350681
 COLESON GREWELL 406-655-0005
 KW YELLOWSTONE PROP.

49 VISTA DR.
 – BILLINGS, MT
DRIVE BY – AREA 8
 2 BEDS, 1 BATHS, 910 SQFT
 \$80,000 – MLS#350770
 TAYLOR WILLIAMS 406-927-3016
 CEDAR & STONE REALTY & DESIGN, LLC

1945 CLARK AVE
 – BILLINGS, MT
WEDNESDAY 9:00-12:00 – AREA 8
 4 BEDS, 3 BATHS, 2,856 SQFT
 \$394,900 – MLS#349950
 ELIZABETH SHUMAKER
 WHITE LOTUS REALTY

2537 CLARK AVE.
 – BILLINGS, MT
SUNDAY 1:30-3:00
SUNDAY 2:30-4:00 – AREA 8
 4 BEDS, 2 BATHS, 2,160 SQFT
 \$389,000 – MLS#350558
 KATIE KNUTSON 406-294-2121
 CENTURY 21 HOMETOWN BROKERS

1746 WALTER CREEK BLVD
 – BILLINGS, MT
SUNDAY 2:30-4:30 – AREA 8
 2 BEDS, 2 BATHS, 1,312 SQFT
 \$379,900 – MLS#350092
 BRIAN HUSKEY 406-259-3977
 ERA AMERICAN REAL ESTATE

5732 BEAR TRACK TRAIL
 – BILLINGS, MT
SUNDAY 1:00-3:00 – AREA 8
 3 BEDS, 2 BATHS, 1,538 SQFT
 \$462,500 – MLS#350576
 ROD WILSON 406-855-4755
 TRAILHEAD REALTORS

819 NINEBARK STREET
 – BILLINGS, MT
SUNDAY 1:00-3:00 – AREA 8
 4 BEDS, 2.5 BATHS, 2,200 SQFT
 \$497,000 – MLS#349828
 ROD WILSON 406-855-4755
 TRAILHEAD REALTORS

237 MONTCLAIR DRIVE
 – BILLINGS, MT
SUNDAY 1:00-3:00 – AREA 8
 4 BEDS, 3.5 BATHS, 3,984 SQFT
 \$555,000 – MLS#351126
 BURK JOHNSTON 406-655-0005
 KELLER WILLIAMS YS PROP

1879 ST. PAUL LN.
 – BILLINGS, MT
DRIVE BY – AREA 8
 3 BEDS, 2 BATHS, 1,872 SQFT
 \$395,000 – MLS#350967
 NICOLE KING 406-969-4141
 41 REALTY GROUP

6177 EVA MARIE LANE
 – BILLINGS, MT
DRIVE BY – AREA 8
 2 BEDS, 2 BATHS, 993 SQFT
 \$339,000 – MLS#350967
 POLY KOVASH 406-591-5555
 METRO, REALTORS LLP

1808 SAINT GEORGE ST.
 – BILLINGS, MT
DRIVE BY – AREA 8
 2 BEDS, 2 BATHS, 993 SQFT
 \$339,000 – MLS#350784
 POLY KOVASH 406-591-5555
 METRO, REALTORS LLP

5038 CONEFLOWER AVE
 – BILLINGS, MT
SUNDAY 1:00-3:00 – AREA 8
 4 BEDS, 3 BATH, 2,608 SQFT
 \$572,500 – MLS#351076
 TONY GAFFKE 406-294-2121
 CENTURY 21 HOMETOWN BROKERS

4158 BAINBRIDGE CIR
 – BILLINGS, MT
DRIVE BY – AREA 8
 4 BEDS, 3 BATH, 2,628 SQFT
 \$402,400 – MLS#348871
 NICOLE FLETCHER 406-294-2121
 CENTURY 21 HOMETOWN BROKERS

389 STONEGATE CIR
 – BILLINGS, MT
DRIVE BY – AREA 8
 3 BEDS, 3 BATH, 2,536 SQFT
 \$399,000 – MLS#349422
 MAYA BURTON 406-254-1550
 BHHS - FLOBERG

4625 RAVENWOOD DR
 – BILLINGS, MT
SUNDAY 1:00-3:00 – AREA 8
 3 BEDS, 2 BATHS, 1,399 SQFT
 \$388,500 – MLS#348693
 JENNY FUCHS 406-869-2000
 MT REAL ESTATE BROKERS

5339 COLTER ST.
 – BILLINGS, MT
SUNDAY 1:00-3:00 – AREA 8
 4 BEDS, 2.5 BATHS, 3,784 SQFT
 \$999,500 – MLS#349899
 TODD HARP 406-294-2121
 CENTURY 21 HOMETOWN BROKERS

5227 CAMP LANE
 – BILLINGS, MT
DRIVE BY – AREA 8
 4 BEDS, 2 BATHS, 1,924 SQFT
 \$609,000 – MLS#350810
 DOUG WILD 406-294-2121
 CENTURY 21 HOMETOWN BROKERS

1945 CLARK AVE
 – BILLINGS, MT
WEDNESDAY 9:00-12:00 – AREA 8
 4 BEDS, 3 BATHS, 2,856 SQFT
 \$394,900 – MLS#349950
 ELIZABETH SHUMAKER
 WHITE LOTUS REALTY

319 NESTING PL
 – BILLINGS, MT
DRIVE BY – AREA 8
 3 BEDS, 2 BATHS, 1,568 SQFT
 \$179,900 – MLS#350851
 T & E REALTY, INC (406) 245-4220
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49 VISTA DRIVE
 – BILLINGS, MT
DRIVE BY – AREA 8
 2 BEDS, 1 BATHS, 910 SQFT
 \$80,000 – MLS#350770
 TAYLOR WILLIAMS (406) 927-3016
 CEDAR & STONE REALTY & DESIGN, LLC

1106 DAYBREAK DRIVE
 – BILLINGS, MT
DRIVE BY – AREA 8
 3 BEDS, 2 BATHS, 1,753 SQFT
 \$545,000 – MLS#351073
 HOSTED BY: REALTOR KAITLYN HOFER
 406-860-4127
 & LOAN OFFICER: TAWNA LEONARD
 406-861-7320
 CHRIS DUNN 406-698-3531
 MONTANA REAL ESTATE BROKERS

602 HOWARD AVE
 – BILLINGS, MT
SUNDAY 1:00-3:00 – AREA 8
 3 BEDS, 2 BATHS, 1,781 SQFT
 \$314,000 – MLS#351028
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406 WOOD DUCK DRIVE – PARK CITY, MT

A newly finished 1 lvl living home situated on a lg fully landscaped lot. The lg living room has recessed lighting, ceiling fan, & gas f/p its open to dining & kitchen areas. Dining has a sliding door to lg covered back patio. The kitchen has a gas range, refrigerator w/ice maker, & extra-lg pantry. All areas except for beds have easy care vinyl plank flooring. The primary bed has lg, designed closet, private bath w/dbl sinks, linen cabinet, & lg tile shower. The laundry room has built in coat rack, cabinets above washer/dryer for storage. The garage has an overhead gas heater, dbl & single door at the front & a convenient overhead door at the back leading to the bkdyd. The home is situated to allow for RV parking alongside the garage & the lot can also accommodate an additional shop/garage. **\$569,900**



16503 IOWA AVENUE - BROADVIEW, MT

Discover the perfect blend of rich history & modern living in this stunning 109-year-old once bank building, transformed into a grand residence. This unique property showcases original architectural details alongside contemporary updates. Step inside to find high ceilings, the original bank vault door, hardwood floors, & exposed brick accents that tell a story of the past. The open concept living area flows into a luxury kitchen, featuring modern appliances & ample storage, with extra tall 42" upper cabinets & quartz countertops. The main level features 10.5' ceilings, 4 large bedrooms up, 2 full bathrooms, & expansive 9' ceilings. The primary ensuite features a spacious bathroom & a dream closet! The unfinished basement has roughly 8' ceilings... perfect for a game room, gym, or storage. Don't miss your chance to own a piece of Broadview's heritage! **\$389,000**



5630 WOODGATE DRIVE – BILLINGS, MT

Welcome to your dream home, 5630 Woodgate Drive! The interior of this property has been completely updated with exceptional finishes. This estate boasts 6 acres with equestrian opportunity, 5,336sqft residence, three levels, 7 bedrooms, 5.5 bathrooms. The luxury kitchen features custom handmade cabinetry, tile backsplash to ceiling, kettle faucet, 6 burner Monogram stove/oven, beverage cooler, high density quartz countertops imported from Brazil, and a very large island with seating. The upper-level features 4 bedrooms and 2 full bathrooms. The lowest level features a kitchenette, large living room, 2 bedrooms, 2 full bathrooms with tubs, large storage closet, and an additional flex room. There is exterior entry to the lowest level of the residence if you wanted to rent the basement out separate from the house, or use as multigenerational living. Too many amazing features to list! **\$1,585,000**



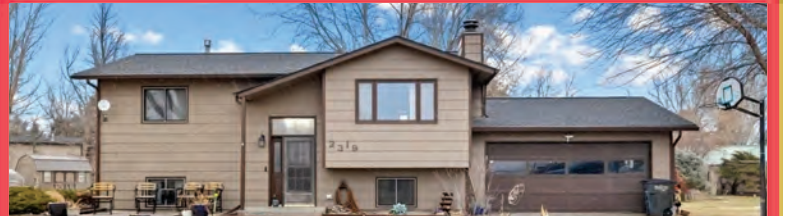
1016 GREAT NORTHERN – LAUREL, MT

Nice one lvl townhome w/open floor plan, gas f/p, kitchen island, lg dining space, 2 bed & 2 bath, walk-in master closet, covered patio, nice windows that let the light in for a warm sunny feeling. The yd has a privacy fence & there is UGSP. Convenient central location in Laurel. Each unit is responsible for their own lawn maintenance & snow removal. The insurance for the stud-out is shared between the two owners & the interior policies are paid individually. **\$319,000**



2224 US HIGHWAY 87 E. TRL #78 – BILLINGS

Looking for a home with convenient access to wherever you need to be, but set back in a private neighborhood, AND less than 1 mi. from Lockwood Schools? Here it is! This 1,216 sq ft mobile home offers a large and open interior. Featuring 3 beds, & 2 full baths. Primary ensuite features two closets. Large laundry room with cabinetry. Open space views off your front porch deck. The kitchen features ample cabinet space, gas stove & large refrigerator. The heat source is gas forced air, cooling is central air. This home is perfect for those seeking space, comfort, and convenience; it is located in the Hillside Village neighborhood, with a lot rent of \$595. Don't miss out - schedule your showing today! **\$89,000**



2319 RED BRIDGE ROAD – LAUREL, MT

Looking for a well-maintained home with a little bit of elbow room located just minutes to town! Be sure to check out this nice 3 bedroom, 2 bath, split entry home on a gorgeous 1-acre lot just five minutes outside of Laurel, MT. Home features nice updates throughout. The main level has an updated kitchen, spacious living room with large window with perfect view of the Beartooth Mountains and Red Lodge Ski Trails, 2 bedrooms and nice bathroom. Basement level includes a 3rd bedroom, 2nd bathroom/laundry, storage room and large family room/office area. A brand-new deck overlooks the fenced back yard with garden area and greenhouse, and 2-yard sheds. The lot is filled with mature trees and underground sprinklers on their own irrigation well (home is on 2nd separate well - both well pumps new in 2024). Other great features include newer flooring, fresh exterior and interior paint and more. **\$429,900**

**GREENBRIAR ROAD
BILLINGS, MONTANA**



GREENBRIAR ROAD LOT 6:
Empty 0.248 +/- ac corner lot in Lake Hills Subdivision by Lake Hills Golf Course. New development area.
\$103,000 • MLS# 346844

**WINGED FOOT DRIVE
BILLINGS, MONTANA**



WINGED FOOT DRIVER LOT 10:
Empty 0.275 +/- ac lot in Lake Hills Subdivision by Lake Hills Golf course. New development area.
\$105,000 • MLS# 346847

**HILLCREST ROAD
BILLINGS, MONTANA**



TIM NESSAN
406-860-0791
Tim@montanafarmranch.com
NESSAN & ASSOCIATES

268 m/l acre parcel ~5 minutes from Billings. Suitable for a ranch or subdivided into smaller ranchettes. Rolling terrain. 14.2 m/l acres tillable, currently alfalfa.
\$1,210,000 • MLS#347446

www.MONTANAFARMRANCH.COM

3034 E J ROAD • POMPEYS PILLAR, MT



VERY NICE HORSE RANCH !! --- 40 ac w/a great log home that has 2,814 SF above ground plus a 1,512 SF basement partially finished. 3 beds, 4 baths, lg kitchen w/various dining areas, including a formal dining rm. Attractive living area w/huge wood burning fireplace. Lg master bedroom w/ walk-in closet & spacious master bath, double sinks, shower, & lg jet tub. Upper level has two beds & an office space that looks down on the first floor. Interior logs w/great beams are exposed throughout. Lg deck across the east side of the home. Spectacular views of the Yellowstone River Valley, Pompeys Pillar, Fly Creek, the Bull Mtns, & more. Barn w/2lg box stalls, tack rm & storage area for tools & grain. There is also a covered shed for livestock protection & a set of corrals and a round pen. One new heated waterer, an automatic waterer, & several frost-free hydrants. Outdoor riding arena made of portable panels. 10 ac of excellent hay meadows & additional areas of irrigated pasture. 18 shares of water out of the Huntley Irrigation District. Great place for a horse ranch—small cattle ranch or just a place for the family to have 4h projects and a lot of space to roam. Located in the heart of Montana's great hunting & fishing.
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\$50,000	104 Jefferson St	Billings	Danny Ball	On The Ball Realty LLP
\$50,000	104 Jefferson St	Billings	Danny Ball	On The Ball Realty LLP
\$69,900	7804 Monad Rd	Billings	Nicole Morrow	eXp Realty LLC
\$89,500	Doyle Rd Lot 2	Shepherd	Kim Edinger	Meridian RE LLC
\$185,000	Vandaveer Rd Lot 19	Billings	Julia Harris	REAL Broker
\$185,000	Vandaveer Rd Lot 20	Billings	Julia Harris	REAL Broker
\$185,000	Vandaveer Rd Lot 21	Billings	Julia Harris	REAL Broker
\$185,000	Vandaveer Rd Lots 18 & 23	Billings	Julia Harris	REAL Broker
\$230,000	2316 7th Ave N	Billings	Billie Parrott	Btown RE LLC
\$280,000	219 E 1st St	Laurel	Monna Rae Adickes	Coldwell Banker
\$288,000	570 Killarney St	Billings	Amanda Escene	KW - Yellowstone
\$299,900	608 Lewis Ave	Billings	Garilynn Rapp	KW - Yellowstone
\$299,900	1534 Maurine St	Billings	Ryan Brownell	Montana RE Brokers
\$315,000	4320 Phillip St	Billings	Tonya Phelps	REAL Broker
\$339,000	1650 Inverness Dr Unit 13	Billings	Kim Edinger	Meridian RE LLC
\$339,900	2531 Burlington Ave	Billings	Wendi Zimmerman	eXp Realty LLC
\$349,900	1236 Saint Johns Ave	Billings	Brenda Zoanni	4 Seasons RE
\$350,000	2403 Wyoming Ave	Billings	Brenda Zoanni	4 Seasons RE
\$350,000	16 Grand Ave	Billings	Frosty Erben	KW - Yellowstone
\$355,000	1415 Columbine Dr	Billings	Terrell Moore	KW - Yellowstone
\$364,000	3125 Shale Rock Dr	Shepherd	Cody Cox	Montana Homestead Brokers
\$392,900	637 Westgate Dr	Billings	Sheila Larsen	PureWest RE - Billings
\$399,900	310 Yellowstone Ave	Billings	Shawna Morales	Engel & Voelkers
\$415,000	4 Lupine Rd	Billings	Carlos Davey	U Bar S RE
\$419,000	1901 Stony Meadow Ln	Billings	Tim Mascarena	Metro Realtors LLP
\$424,900	7906 Monad Rd	Billings	Korynne Kern	PureWest RE - Billings
\$429,900	2319 Red Bridge Rd	Laurel	Ryan Mayes	AHaus of Realty
\$439,900	114 Lantana Dr	Billings	Jade Fuhrman	Landmark of Billings Inc
\$440,000	2223 Green Terrace Dr	Billings	Carly MacNaughton	C21 - Hometown
\$445,500	2218 Fairview Pl	Billings	Hannah Reno	KW - Yellowstone
\$450,000	4131 Rimrock Rd	Billings	Myles Egan	BHHS - Floberg
\$483,000	7041 Copper Bend Blvd	Billings		Williams Homes
\$484,000	2541 Kaley Ln	Billings	Catie Gragert	BHHS - Floberg
\$535,000	1026 Jenea Dr	Laurel	Seth Byler	AHaus of Realty
\$540,000	4031 Audubon Way	Billings	Shonna Ruble	LPT Realty
\$549,900	1424 Emma Ave	Billings	Susan Lovely	BHHS - Floberg
\$555,000	237 Montclair Dr	Billings	Burk Johnston	KW - Yellowstone
\$559,900	2989 W Copper Ridge Loop	Billings	Jo Colvin	eXp Realty LLC
\$579,900	7521 Lodgepole Pl	Billings	Bridgette Olson	NextHome Peaks2Prairie
\$590,000	4036 Long Ln	Billings	Billie Haynie	Engel & Voelkers
\$599,900	3009 W Copper Ridge Loop	Billings	Laura Scheetz	Real Estate Hub LLLP
\$600,000	4231 Julaura Ln	Billings	Lanissa Fortner	4 Seasons RE
\$625,000	240 Beverly Hill Blvd	Billings	Rachel Court	Coldwell Banker
\$625,000	4126 Audubon Way	Billings	Heidi Brosovich	Montana RE Brokers
\$625,000	4126 Audubon Way	Billings	Heidi Brosovich	Montana RE Brokers
\$659,900	119 27th Ave W	Laurel	Joyce Kelley	Parks Real Estate
\$671,500	5240 Merlot Ln	Billings	Jan Kvilhaug	Real Estate Hub LLLP
\$675,000	2521 Mountain Range Ct	Billings	Lance Egan	BHHS - Floberg
\$704,440	2042 Green Terrace Dr	Billings	Hannah Reno	KW - Yellowstone
\$715,000	2422 Alexander Rd	Billings	Cari Baxter	Real Estate Hub LLLP
\$730,000	1010 Moon Valley Rd	Billings	Lorie Trump	Legacy Realty LLC
\$747,000	5130 Yellowstone Falls Ln	Billings	Jenna Mckinney	Yellowstone RE Professionals
\$880,000	5067 Maple Ridge Cir	Billings	Megan De Young	KW - Yellowstone
\$975,000	1110 Skycrest Cir	Billings	Tiel Eberly	C21 - Hometown
\$980,000	9470 Doyle Rd	Shepherd	Kim Edinger	Meridian RE LLC
\$985,000	1605 Forest Park Dr	Billings	Suzie Countway	BHHS - Floberg
\$999,999	3205 Deer Pass Trl	Billings	Billie Kouwenhoven	Real Estate Hub LLLP
\$2,250,000	620 Highland Park Dr	Billings	Heidi Brosovich	Montana RE Brokers
\$6,715,000	5240 Merlot Ln	Billings	Jan Kvilhaug	Real Estate Hub LLLP

5442 FRONTIER DRIVE - BILLINGS, MT



Very inviting one level home w/3 bds 2 bths, fenced w/UGSP, att dbl car garage, updated flooring, appliances, full tile shower. **\$439,900 - MLS#350057**
BRENDA ZIMMERER • 406-591-2219 • AAA REALTY

3023 MCBRIDE STREET - BILLINGS, MT



NW location w/a ranch style home, 4 bds, 2 bths, \$5,000 carpet allowance, huge family room, covered deck, fenced yard, beautiful treed lot, Dbl garage.
\$449,900 - MLS#348408
BERNADETTE BLAYLOCK • 406-855-1397 • MERIDIAN REAL ESTATE

1325 BLUEBELL DRIVE - BILLINGS, MT



Feel like you are in the country, 24,000 sqft park like yard w/lots of trees, well for the yard, home offers 4 bds, 1 bth, huge dbl garage, solar panels for low bills, large deck, central air. **\$384,900 - MLS#349736**
BERNADETTE BLAYLOCK • 406-855-1397 • MERIDIAN REAL ESTATE

7954 POPELKA ROAD - MOLT, MT



So much room to roam, 59 ac, bring your cows, horses, etc, wide open spaces, 2 homes, 39x96 shop, 2 wells, seasonal creek, trees, wildlife. What else could you ask for. **\$829,000 - MLS#345129**
BRENDA ZIMMERER • 406-591-2219 • AAA REALTY
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BERNADETTE BLAYLOCK
406-855-1397

bernblaylock@gmail.com | www.meridianre.com



BRENDA ZIMMERER
406-591-2219

brenda@aaarealty.com | www.aaarealty.com



kw YELLOWSTONE PROPERTIES
 KELLERWILLIAMS.

1510 9TH ST W • BILLINGS, MT 59102

This nice 2 bedroom, 1-1/2 bathroom 3-level condo would be a great investment or home to call your own. Tenants in place now. This condo offers a main level with living room, kitchen and half bath. The upper level accommodates 2 lovely bedrooms and a full bathroom. Downstairs contains laundry area hookups, a bonus room, storage area and the one-car tuck garage. HOA is \$250 per month and includes water, trash, snow removal, the condo community area lawn care and access to the condo community pool. You can enjoy relaxing on the balconies or your back patio facing the open courtyard.

\$300,000 - MLS#350024



10 ATTIKA ST N UNIT 10 • BILLINGS, MT 59105

This well maintained double-wide 3 bedroom, 2 full bathroom home is spacious with an open-concept floorplan. The kitchen, dining area, living room and family room are all open to make for a great place to entertain. The kitchen has a small breakfast bar and an island. The main bedroom is large with a nice walk-in closet. The large full bathroom off the main bedroom has a large vanity area with modern sink and mirror. The two other bedrooms have ample room. The bonus room is now used as an office. A lovely gas fireplace accents the family room area. This beautiful home welcomes you with it's above-mentioned features. Lot rent is \$770 per month with water, sewer and trash billed additionally through Cherry Creek MHP.

\$167,950 • MLS#349966



Gloria MANG
406-855-7508
 GloriaMang@KW.com



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CLOSE-KNIT COMMUNITY!



SHOWN BY APPOINTMENT



**1742 STONY MEADOW LANE - BILLINGS, MT
5 BED | 3 BATH | 2,540 SQFT | 4,400 SQFT LOT**

Welcome to your charming 5 bedroom, 3 bath home in Josephine Crossing! Nestled among vibrant, close-knit homes with unique character, this residence offers warmth & practicality. The main level boasts durable laminate flooring, vaulted ceilings, natural light, an open kitchen-living-dining layout with a handy desk nook & pantry closet, a guest bedroom & bath, plus the spacious primary suite with a bay window, bath, & walk-in closet. Upstairs is a flexible loft area serving as a 5th bedroom, gym, or office. The finished basement features a rec room, two bedrooms with egress windows, a bath, cozy nook for reading or desk area, & large unfinished storage room. Enjoy the fenced yard with garden beds, flowers, & shrubs. An oversized 2-car garage & welcoming front porch complete this gem. Relish summer concerts, festive fireworks, and communal park spaces in this enchanting neighborhood! **\$436,880 - MLS# 350148**

EXPANSIVE LOT & VIEWS!



OPEN HOUSE SUNDAY 1:00-3:00



\$5,000 PRICE REDUCTION

**7635 CENTURY HILLS ROAD N - BILLINGS, MT
3 BED | 1.5 BATH | 1,540 SQFT | 1 ACRE LOT**

A Perfect Blend of Rural Charm and Urban Convenience! This 3 bedroom, 1.5 bath home offers the tranquility of rural living with the convenience of being just minutes from town. Recent updates, including a new roof, gutters, AC unit, newer laminate & carpet throughout, and a modern kitchen with stainless steel appliances and concrete countertops, ensure a move-in-ready experience. Situated on nearly an acre, the property features an oversized two-car garage with new overhead doors and smart openers, extra parking with an RV hookup, a custom dirt bike track, a new storage shed, and a fenced yard perfect for pets and children, with property lines extending beyond the fence. Experience peaceful country living without sacrificing modern conveniences, complete with picturesque views and space to enjoy your hobbies. This home is a rare find and a true hidden gem, ready to welcome you home. **\$389,750 - MLS# 349903**

KELLY METCALF

406-671-8163 | kelly@eecmt.com

www.platinumpropertybrokers.com

CALL TO VIEW LISTINGS!

2250 LINDERO BLVD - BILLINGS, MT \$439,900 - MLS#350486



**3 BED • 2 BATH •
•2,938 SF • 9,239 SF LOT •**

Brand new home build! Enter through the covered porch into a bright living room. Open kitchen, dining, and living area with a sliding door to the side patio and views of ranch land. The kitchen features stainless steel appliances and ample counter space. Primary suite has dual sinks, a standing shower, window, and large closet. Two additional bedrooms and a full bathroom on the main level. Hall storage and laundry room with cabinets. **Spacious unfinished basement with endless possibilities.** Corner lot, 2-car garage. Inquire about optional finishes.

996 MATADOR AVE - BILLINGS, MT \$459,900 - MLS# 351093

970 MATADOR AVE - BILLINGS, MT \$399,900 - MLS# 350588



3 BED • 2 BATH • 3,268 SF • 0.28 AC LOT

New home in the desirable High Sierra Subdivision! This covered front porch invites you inside. Enjoy the beauty of the massive vaulted ceiling, leaving plenty of room for your decorating desires. The kitchen is surrounded in cabinets with cupboard style pantry, back door that leads to porch & lower patio, SS appliances, & a corner window sink. Enjoy your afternoons visiting at the breakfast bar while dinner is being made. Primary ste with walk-in closet & bath. 2 guest beds & additional bath on main level. LOTS of hall storage, laundry with cupboards & more! **The unfinished basement has room for 3 beds, a bath a living room and storage.** Large corner lot, 2-car garage.



3 BED • 2 BATH • 1,333 SF • 0.28 AC LOT

Step into this beautiful home, featuring a peaceful color scheme and plenty of natural light. The kitchen, living, and dining areas flow seamlessly, with upgraded quartz countertops, a window above the sink, and an island. The dining room is enhanced by bay-like windows, while the patio off the kitchen is perfect for grilling and backyard access. The primary suite has direct access to the backyard and boasts a walk-in closet and a bathroom with double sinks, a walk-in shower, soaking tub, and linen closet. Additional features include recessed lighting, hall storage, a mudroom with cupboards, and more. A large, custom, and private covered back patio completes the space. The 2-car garage and fenced, landscaped yard make this home a must-see. It's complete and move-in ready!

INTERESTED IN A DIFFERENT FLOORPLAN? CALL ME TODAY!

Lauren JOHNSON
call me!
406-670-8209
LJohnson@oakl&companies.com



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1210 HAWTHORNE LANE • BILLINGS, MT



EXPERIENCE THE TIMELESS CHARM WITH THIS EARLY 20TH-CENTURY 3 BEDROOM, 2 BATHROOM, 1,493 SF HOME, once an original farmhouse. Refreshed kitchen with modern appliances & cabinetry, spacious living area opens via French doors to inviting deck. Ample parking space. Conveniently located to shopping: Albertsons & Walmart & local parks for outdoor enjoyment. Comfort with practicality. Additionally, a powered shed adds ex-functionality to this delightful property. Let this property serve as an addition to your investment portfolio. Consider this home for rehab financing. **LET THIS PROPERTY SERVE AS AN ADDITION TO YOUR INVESTMENT PORTFOLIO. CONSIDER THIS HOME FOR REHAB FINANCING. \$230,000 • MLS#349455**

TBD 14 STREET W • HARDIN, MT



OPPORTUNITY AWAITS! SECURE 3.06 ACRES OF PRIME COMMERCIAL LAND LOCATED RIGHT OFF I-90 IN HARDIN, MT

Accessibility & visibility todisplay your business and prosper your growth. A corner lot bordered by a paved/asphalt street and a dirt/gravel street totaling approximately 750 feet of road frontage.

PRICE IMPROVEMENT! NOW \$239,500 • MLS#347362

AGATE DR BLK 2 18 & 19 • ROBERTS, MT



LOVE RECREATION, HUNTING, FISHING, BOATING, CROSS-COUNTRY SKIING, & SNOWMOBILING?

Opportunity to own a piece of Montana, 1.97 ac & 20 min to Red Lodge Ski Resort. Hunting opportunities for ducks, pheasants, & deer. Views of Pryors & Beartooths, overlooking Cooney Reservoir. Domestic well drilled at 262 ft. w/ approx. 0.50 gal/min. Your getaway retreat, year-round residence, or sanctuary from the fast pace of life.

PRICE IMPROVEMENT! NOW \$80,000 • MLS#342728

NHN 2ND STREET E • ROUNDUP, MT



6.137 AC PARCEL - PRIME OPPORTUNITY TO COMPLETE THE MCCLEARY SUBDIVISION! Accommodates residential development, including stick-built & modular homes. Access to electrical power, City water & sewer services. Infrastructure in place, supports development projects. Expand your investment portfolio & contribute to growth of the Roundup community w/ this strategically located property.

PRICE IMPROVEMENT! NOW \$195,000 • MLS#349761

31 E SUNSHINE ROAD 31 • ROUNDUP, MT



WELCOME TO YOUR PIECE OF MONTANA! 20+/- AC PROPERTY, ideal place to build your dream home. Country setting, close to downtown & 50 miles to Billings, for your big box store shopping. Many excellent features: Multi building sites w/trees, full seclusion, magnificent rock formations! Electric, phone, fiber optic internet next to the road. HOA \$135/year for road maintenance & conditions, covenants, & restrictions enforcement. **PRICE IMPROVEMENT! NOW \$70,000 • MLS#349801**



ON-THE-BALL REALTY, LLP call me! *Danny Ball* **406-672-0465** DannyTBall@gmail.com



OPEN HOUSE SUNDAY 1:00-3:00



1709 7TH AVE NORTH – BILLINGS, MT

Very nice one-level home with 2 BR and 1 1/2 BA. Home has been extensively remodeled throughout with new appliances, flooring, fresh paint, furnaces & bathrooms. Home has a great layout and plenty of natural light, as there are skylights to brighten the kitchen and master bath. Conveniently located near downtown, parks & hospitals. **\$209,000 - MLS#350300**



PRICE REDUCTION!



3021 FORBES BLVD • BILLINGS, MT

4 FINISHED BEDS • 2 UNFINISHED BEDS • 3 BATHS
2,970 SF • 8100 SF LOT

Spacious 2021-built home, located in the sought-after West End. Open-concept plan features vaulted ceilings & recessed lighting throughout, w/seamless living, dining, & kitchen areas. Upper level: Master Suite w/bath, 2 beds, full bath, & laundry. Lower level: 1-finished bedroom, 2-unfinished bedrooms, bath, storage, mechanical areas. Add'l unfinished bsmt provides room for customization. Property includes 2-car garage, established yard w/fencing & UGSP, & helical piers for stability. Square footage per builder; buyer & agent to verify. **\$525,000 • MLS#348151**



Randy Robertson
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ROBERTSON - VALUATION GROUP -

Fred Scott **406-698-7620**
scottWesternrty@aol.com
SCOTT WESTERN REALTY
MONTANA • HOMES • FARMS • RANCHES

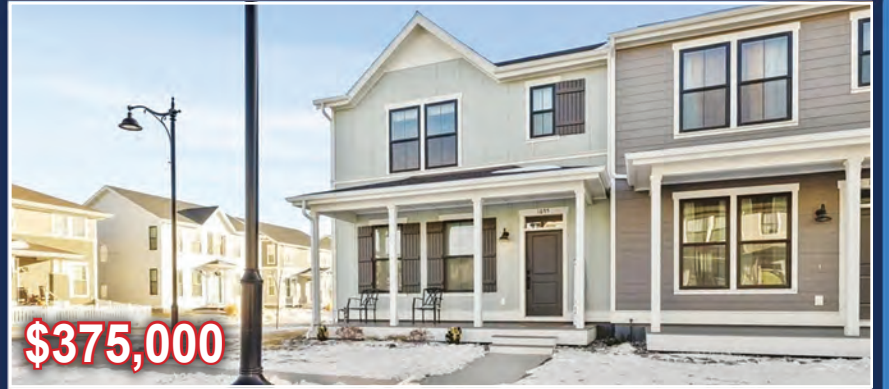
1667 ST GEORGE BLVD - BILLINGS, MT



\$375,000

This charming 2 story town-home is the perfect place to call home. Large windows throughout the home flood the space w/natural lighting, creating a warm & inviting atmosphere. The open concept kitchen, dining, & livings areas are ideal for entertaining or simply enjoying quality time w/ loved ones. Upstairs, you'll find all 3 beds, including a well-appointed primary ste w/a full bath, along w/another full bath upstairs for added convenience. The main lvl features a powder room, perfect for guests. Located in a quiet & peaceful part of town, this town-home is just a short walk from a variety of shops and parks, adding to its appeal. Don't miss the opportunity to make this wonderful home yours! This home is also a perfect investment opportunity. Call today to schedule your showing!

1655 ST GEORGE BLVD - BILLINGS, MT



\$375,000

This charming 2 story town-home is the perfect place to call home. Large windows throughout the home flood the space w/natural lighting, creating a warm & inviting atmosphere. The open concept kitchen, dining, & livings areas are ideal for entertaining or simply enjoying quality time w/ loved ones. Upstairs, you'll find all 3 beds, including a well-appointed primary suite w/a full bath, along w/another full bath upstairs for added convenience. The main lvl features a powder room, perfect for guests. Located in a quiet & peaceful part of town, this town-home is just a short walk from a variety of shops & parks, adding to its appeal. Don't miss the opportunity to make this wonderful home yours! This home is also a perfect investment opportunity. Call today to schedule your showing!

18 E VAILL AVE - BELFRY, MT



\$499,999

Motivated Seller! This stunning 1926 property perfectly blends original charm w/modern country living. Featuring 6 beds & 2 baths, this home boasts a fully updated kitchen & main bath, seamlessly combining classic elegance w/contemporary comfort. The inviting entryway leads into a gorgeous, spacious kitchen, perfect for gathering w/family & friends. Outside, you'll find plenty of space to relax & unwind, surrounded by mature trees that offer both beauty & privacy. The property also includes an adorable chicken coop, adding to its rustic charm. W/3.69 ac, there's ample room to enjoy the outdoors, all while being conveniently close to the local school. This home truly offers the best of both worlds-historic character & modern amenities in a picturesque country setting. Call today to schedule your private showing! **Co-listed w/Tyler Mullaney of Trophy Ranches 406-491-3756**

3442 CASTLE PINES DR - BILLINGS, MT



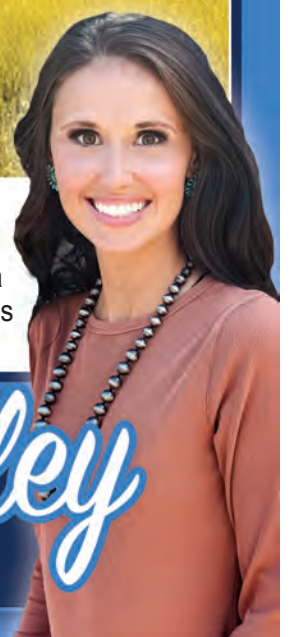
\$500,000

This beautiful & spacious Briarwood home is a perfect blend of comfort and style. Featuring an open-concept design, the kitchen, living & dining areas flow seamlessly together, creating an inviting atmosphere. The kitchen boasts a lg breakfast island w/a pantry. The living room is anchored by a cozy gas f/p, w/lg windows that invite ample natural lights. Step through the sliding doors in both the dining room & master bed to access the newly painted deck, where you can enjoy breathtaking views of the golf course & stunning sunsets. The master bed is a serene retreat, complete w/an en-ste bath that features a lg shower, soaking tub, & a spacious walk-in closet. The expansive family room is designed for entertaining, offering plenty of space for gatherings & relaxation. Don't miss the chance to make this dream home yours!

TBD HORSESHOE TRAIL LOTS 5, 10 & 16 - ROBERTS, MT



Silver Meadow is located just 15 minutes from Red Lodge, Montana & offers breathtaking views of the Beartooth Mountains. Power, water & installation of septic system is buyers responsibility; however, there are multiple wells in the vicinity. The subdivision is easily accessible via the paved Horseshoe Trail. Protective covenants ensure the subdivision maintains its unique charm. This is a must-see property, ideal for enjoying the simplicity of country living amidst abundant recreational opportunities year-round. Seller is motivated! **LOT 5 - \$249,000 | LOT 10 - \$239,000 | LOT 16 - \$249,000**



406-281-0671

Angie Coley
REALTOR



Brokers of Pristine Montana Property



OPEN HOUSE - SUNDAY 12:30-2:30 (HOSTED BY: JORDAN HEIMER)

3 BED - 2 BATH - 1,620 SQFT

If you are thinking of buying a New one level home, this could be the one you choose. From the moment you step into the open living area you will like the way it is appointed. The living room is large and has vaulted ceiling, a gas fireplace and nice windows. Once you see the kitchen it is so beautiful with quartz island, undermount counter lights, soft close cabinets and drawers and laminate counters. The dining area is big enough for your table and you can walk right out to the covered patio. The master bedroom is nice and has a beautiful tiled shower and a walk in closet. The other 2 bedrooms are nice too. The laundry room has a nice sink and goes right into the garage. You will like the garage with its attic storage, and the garage is ready for a heater if you choose to put one in. The back yard will be fenced. Come and see this home as it will not disappoint. **\$481,000 - MLS#350265**

1813 Saint Andrews Drive - Billings, MT 59105



OPEN HOUSE - SATURDAY 2:00-4:00 (HOSTED BY: JORDAN HEIMER)

4 BED - 3 BATH - 2,962 SQFT

You will be excited to see this 4 bedroom, 3 bath home. The main level has 2 bedrooms and 2 baths. The open floor plan is well appointed with a big living room, sitting area, and dining room that is open to the kitchen. There are lots of cabinets for storage, a nice place for your table and you can walk right out to your deck from the kitchen. The windows are big and let in natural light. The home is so warm and comfortable. You will like the laundry/mud room that is on the main level as you can come into the house from the 3 car garage. The basement has 2 more bedrooms, a big bathroom, with jacuzzi tub and shower. The family room is larger and has a nice gas fireplace, a wet bar and lots of space for entertaining or relaxing. The 3 car garage is oversized and heated with electric heater. The back yard is fenced, landscaped and mature trees. **Don't miss out on this home. \$499,000 - MLS#349891**

3121 Henesta Drive - Billings, MT 59102

918 1st Street - Roundup, MT 59072



4 BED, 3 BATH, 2,856 SQFT

Lg living room w/ vaulted ceiling, gas fireplace & nice windows. Welcome home to this nice 4 bed 3 bath town home. Looking for a ranch style home that has all the amenities on main level. This open floor plan has so much to offer. The main level has bedrooms and 2 bathrooms, a beautiful kitchen with Newer appliances and a living area that is open right into the kitchen. The main floor laundry is right there and you can walk into the garage or house with only a couple of steps. There is So much space with a full basement. It has a family room, 2 beds 1 bath and a workshop area for whatever you are wanting to do or make or make it your own however you choose. The back patio area is fenced for privacy and you can walk right from kitchen area for BBQ or just relaxing. Back area is artificial turf. The HOA is 300 a month and it covers snow removal, lawn care & exterior maintenance. Come enjoy the convenience that this home has to offer.

3 BED, 1 BATH, 1,716 SQFT

Seller is selling this property in As Is condition. Seller nor its representatives make any representations or warranties regarding the property. Property is listed as Uninsurable. Elect Bid only FHA 311-233564. Please see attachments for Property Condition Report. This home has so much potential. This 2 Story home has 3 bedrooms and 2 baths, Very spacious with a large living room and dining room, nice size kitchen area and access to the back yard from the kitchen area. You will love the yard and the garage with alley access. Looking for a property that you can transform come and see this property today!

COME & SEE THIS HOME IT WILL NOT DISAPPOINT.



PATTI DUNDAS
406-698-2366
BROKER - OWNER

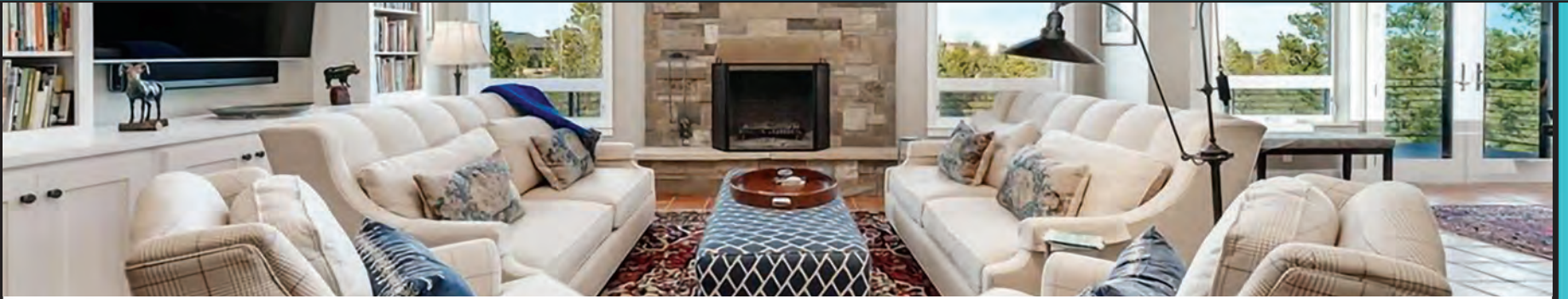
Patti@MontanaProperty.com



JORDYN HEIMER
406-200-0795
REALTOR

www.MontanaProperty.com

3131 IRON HORSE TRAIL - \$1,100,000 - EXECUTIVE TOWNHOME WITH ELEVATOR!



One of a kind masterpiece! 5757 sq ft impressive high end custom design & details 4 bedroom, 4 1/2 bath walk out lower-level elevator Lock & go, HOA does snow, lawn, exterior & more. In Rehberg Ranch with a beautiful, treed view.

5336 S. IRON MOUNTAIN ROAD - \$515,000 - JUST LISTED ONE LEVEL WITH NO STEPS



OPEN HOUSE- SUNDAY 1-3

1600 spacious rancher. 3 bedroom, 2 bath. Great kitchen with island & walk-in pantry, 3 car side load garage. No steps, lawn & fence included.

602 HOWARD AVENUE - \$309,900 - NEWLY REMODELED & CUTE, CUTE, CUTE!



OPEN HOUSE- SUNDAY 1-3

3 bedroom, 2 bath (master suite is 2 room could be 4th bedroom) Nice kitchen with brand new appliances bonus basement with egress window, hobby room & more attached garage New siding, windows, paint, remodeled inside & move in condition

1808 ST. GEORGE ST. - \$449,900 - LENDER ON SITE SATURDAY ONLY!



2-DAY OPEN HOUSE- SATURDAY 2-4 & SUNDAY 1-3

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