



Acreage: 20 -owner irrigates, gets 1/2 hay produced, crop share dollar amount varies by hay prices and production

Year Built: 1973 Addition added on in 1993

Sq. Ft.: Main: 1,200+/- Basement: 2,016+/- Upper: 816+/-

Bedrooms: 3

Bathrooms: 2 full baths + 2- 1/2 baths
(includes a master bath remodeled 2018)

Garage: Detached 3 stall approx. 32`x 48` Built 1993

Heat /Cool: How water radiant gas /mini split ac + fireplace
Norval electric \$145/mo. MDU gas \$100/mo.

Water: Dry Prairie \$60/mo.

2023 Taxes: \$3,204.24

Property Address

24 Canal Road

Glasgow, Montana 59230

\$529,000

List # 497DR

Missouri River Realty ~ 111 3rd Street South Glasgow, MT 59230 ~ 406-228-2273

www.MissouriRiverRealty.com



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Landscaped to perfection is 20 acres close to town. Pride of ownership shows throughout this property. There are 3 bedrooms, 2 full baths & 2- 1/2 baths. The home also offers a large kitchen and dining area. Large living room with a working fireplace, Low energy windows, vaulted ceilings and a sun room with easy access to the yard. There is a 1/2 bath in the entry of the home. The upper level has the master bedroom & bath with 2 more bedrooms and another full bath. The lower level is your family room, laundry, 1/2 bath and utility room. In addition there is an unfinished basement currently used for storage. Also included is a wine cellar perfect for your collections and plenty of room for your canned goods and garden vegetables. There is a detached 3 stall garage, barn and large garden area plus so much more!

- Refrigerator, stove, dishwasher, window treatments
- Sun room with heated floor +Heated floor in kitchen/dining
- Working fireplace in living room with vaulted ceilings
- Laundry/utility room with sink & 1/2 bath
- Unfinished basement has a wine cellar
- Beautiful landscaped yard and large garden area with grape vines, strawberries and raspberry bushes and underground sprinklers
- Glasgow irrigation for irrigating alfalfa approx. 10 acres
- Fiberglass 14' boat with electric troller



The information contained herein was obtained from the owner and the other sources deemed reliable but is not guaranteed. Prospective buyers are advised to examine the facts to their own satisfaction.

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