



**Lot Size: 1.1 acres**

**Year Built: Under construction**

**Home size: 2,438 sq. ft., 2 bed, 1 bath (to be completed in 2025)**

**Shop/Garage with living quarters: 5,500 sq. ft. total**

**Finished living area: 1,422+/- sq. ft, 1 bed, 1 1/2 bath**

**Shop/Garage finished area: 4,078+/- sq. ft.**

**Cold storage: 16`x 110`**

**Heat /Cool: Gas forced air/ central air (living area)**

**2023 Taxes: \$3,152.25**

## **Property Address**

**24 Chandelle Ct.**

**Fort Peck, Montana 59223**

**\$1,250,000**

**List #496RC**

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

**[www.MissouriRiverRealty.com](http://www.MissouriRiverRealty.com)**





### List # 496RC

Fly into some of the best hunting and fishing Montana has to offer. Taxi up to your home, and enjoy! This home/shouse is built and is ready for you to enjoy all the amenities the Fort Peck area has to offer. The Fort Peck Lake area and Northeastern Montana are known as a sportsman's paradise for fishing, big game, waterfowl and upland bird hunting. This property is located in the Fort Peck City limits and has restrictive covenants in place to protect your investment. All city services are in place. The Fort Peck Marina is less than 2 miles away with paved access from your driveway to boat ramp.

This property is currently under construction. The shop/garage area with living quarters is completed. The home addition is scheduled to be completed in 2025.

- All appliances included in purchase.
- 400,000 btu overhead heater (shop)
- Shop: 2-16`x 14` overhead doors
- Cold storage area: 1,760+/- sq. ft.
- Cold storage 12`x 10` overhead door
- Fish and hunting cleaning area



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.