



Year Built: 1960

Total Sq. Ft.: 1,460+/-

Bedrooms: 2

Bathrooms: 1

Lot Size: 12,810+/- sq. ft.

Garage: Detached heated Built 1977 612+/- sq. ft.

Heat /Cool: Gas forced air / wood stove / central air

Average Utilities: NWE: \$180 MDU: \$70 month

2024 Taxes: \$1,494.74

Property Address

1306 Milk River Drive

Nashua, Montana 59248

Price Reduced to \$245,000

Motivated Sellers!

List #408LP

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

www.MissouriRiverRealty.com



List #408LP

This property located on the edge of town is a must see! This well taken care of home has 2 good size bedrooms and 1 bathroom. The kitchen is open to the dining and living area. The living room has a wood stove that is very efficient! There is an office/craft room off the living room. The laundry is located off the utility room and offers plenty of storage. The detached garage is heated with a gas heater and a wood stove. There is another single car garage with a storage loft. Both garages offer alley access. Also included is a storage shed and smoker house. The deck, hot tub and pergola are new and give you plenty of privacy and relaxation. The home and property are located in an area that gives you the feeling like you are living in the country but can still enjoy city services.

- Refrigerator, stove, washer, dryer, microwave, window treatments
- Reverse osmosis and water softener
- New deck, hot tub and pergola
- Smoker house and storage shed
- wood stove in living room
- Heated garage with overhead heater and wood stove
- Additional single garage 12`x 32`
- Newer windows and steel siding



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.