



**Year Built:** 1994 manufactured home on a concrete foundation

**Details:** New Composite Siding 2008, Shingles on home in 2016 and new on the garage 2024, , Tube Lights in home 2016

**Total Sq. Ft.:** 1,904

**Bedrooms:** 3 ( includes master)

**Bathrooms:** 2

**Acreage:** 6.08

**Garage:** 28`x28` Built 1994 Insulated

**Heat /Cool:** Gas forced air / central air

**Utilities & Averages:** Norval: \$112/mo. + \$18 mo. 2 Security lights

**MDU:** \$74/mo. **T&R:** Trucking for garbage \$58.50 (3 mo.)

**Water:** Dry Prairie \$42 mo. **Community Water:** \$10 mo.

**2024 Taxes:** \$1,992.60

## **Property Address**

**34 Aurora Dr.**

**Glasgow, Montana 59230**

**\$295,000**

**List # 413IR**

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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Laundry,  
Mud Room



Sun Room



### List #413IR

6.08 acres within minutes to Glasgow. One level living with three bedrooms and 2 baths including a master bath. There are two living rooms, a dining space and a sunroom with a fantastic view which includes the beautiful Northern Lights. The detached 2 stall garage is insulated and would be easy to heat if desired. The landscaping includes trees all around with the potential to plant a lawn or let it go natural.

- Refrigerator, stove, dishwasher, washer, dryer, window treatments
- Master bedroom and bath
- Sunroom with a fantastic view
- Generac generator
- Composite decking
- Natural gas line next to garage for heating if desired
- Garage shingles replace 2024
- Tree row



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# List #313IR



Dining space



Large living space



Bedroom/Office



Master Suite



Master Bath



Bedroom 2