

**223 N River Ave - Glendive, MT 59330 - North Side**

MLS: 330992 - SFB - Active - \$335,000

<b>MLS #:</b>	330992	<b>File #:</b>	
<b>Status:</b>	Active	<b>Status Changed:</b>	05/18/2023
<b>List Price:</b>	<b>\$335,000</b>	<b>Org. List Price:</b>	\$350,000
<b>Listing Type:</b>	For Sale	<b>Property Type:</b>	Single Family Building
<b>Style:</b>	2 story + basement, Conventional	<b>Zoning:</b>	Residential
<b>Subtype:</b>	Resale Home		
<b>HOA/Month:</b>	0.00		

**General Listing Information:**

<b>Beds:</b>	3	<b>Sq Ft Total:</b>	3,201	<b>Acres:</b>	0.94
<b>Full Baths:</b>	3	<b>Sq Ft Main:</b>	2,639	<b>Lot Sq Ft:</b>	41,040
<b>1/2 Baths:</b>	0	<b>Sq Ft Level 2:</b>	130	<b>Lot Dim:</b>	
<b>3/4 Baths:</b>	0	<b>Sq Ft Lower:</b>	432	<b>Frontage:</b>	
<b># Garage:</b>	0 Attached	<b>Sq Ft Other:</b>	0	<b>Depth:</b>	
<b># Carport:</b>	1	<b>Sq Ft Unfinished:</b>	0	<b>Yr Built:</b>	1904
<b>Seller Financing:</b>		<b>Sq Ft Source:</b>	Appraisal	<b>Yr Remodeled:</b>	2015
<b>Main Bdrm Lvl:</b>	Main	<b>Basement:</b>	Partial Basement, 75%-99% Finishe	<b>Total Rooms:</b>	13

**Floorplan & Room Dimensions:****Location Information:**

<b>Address:</b>	223 N River Ave - Glendive, MT 59330	<b>Avg. Mo. Utilities:</b>	
<b>Area:</b>	North Side	<b>School District:</b>	Glendive Public Schools
<b>County:</b>	Dawson	<b>Township:</b>	
<b>Subdivision:</b>		<b>Range:</b>	
<b>Flood Zone:</b>		<b>Parcel ID#:</b>	16-2612-26-4-01-07-0000
<b>Legal Desc.:</b>	ALLEN FIRST ADD (GLENDDIVE), S26, T16 N, R55 E, BLOCK 001, Lot 002, 13 FT OF LT 1 AND	<b>Taxes/Yr.:</b>	\$3,302 (2022)
<b>Directions:</b>		<b>GPS:</b>	N47° 6.477' W104° 42.975' 47.10795810 -104.71624170

**Construction Information:**

<b>Construction:</b>	Siding-Vinyl	<b>Roof Type:</b>	Architectural Shingle	<b>Foundation:</b>	Poured-wall
<b>Heating:</b>	Forced Air-Gas	<b>Cooling:</b>	Central Air		

**Comments/Remarks: Beautifully updated 3 bedroom, 3 bath home w/ river frontage**

**Public Desc.:** Bordering the Yellowstone River sits this beautifully updated home just listed for sale. The main level of this home has a living room, formal dining room, bedroom with a private bath, huge custom-built kitchen with pantry and eating area, access to a screened-in patio, laundry room with utility sink, and huge master bedroom and bath. The master bedroom has a sliding glass door to the backyard and a massive walk-in closet. The upper level of the home consists of a bedroom with 3 walk-in closets and a private bath. The basement is primarily used for storage and a utility room. There is an attached single-stall garage, a detached double-stall garage and a covered storage area. All of this sits on almost 1 acre of land that borders the Yellowstone River.

**Utilities Services:**

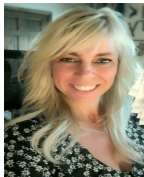
**Utilities:** Garbage Collection, Natural Gas, Power: MDU, Sewer: City, Water: City/Public

**Features:**

**Features Prop.:** Borders River, Fenced- Full, Garden Area, Porch- Covered, Porch- Screened, Trees, View of River  
**Features Int.:** Ceiling Fans, Countertops- Laminate, Flooring- Carpet, Flooring- Laminate, Flooring- Vinyl, Flooring- Wood, Updated Bath, Updated Kitchen, Walk-in Closets, Window Coverings  
**Appliances:** Dishwasher, Dryer, Microwave, Oven/Range- Electric, Refrigerator, Washer

Listed By: Lisa Kjelstrup - United Country Montana Dakota Real Estate

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



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