

# Character and Charm!

This great home is perfect for a first-time home owner!



*Don't let this home pass you by!  
Move in ready!*

Year Built: 1956  
Lot Size: 7,000 sq.ft.  
Total Sq.ft. 1,564  
City Water  
City Sewer  
Shingle Roof  
Siding

Half-Story : 252 sq.ft.  
Large Bedroom  
Partially Finished Basement: 656 sq.ft.  
2 non-conforming rooms  
Laundry  
GFA Furnace  
Central Air  
Water Softener

Main Floor: 656 sq.ft.  
Updated Kitchen  
Dining Area  
Living Room  
Updated Full Bath  
1 Bedroom  
Updated Flooring

Fenced Yard  
Patio  
Firepit

2016 Tax: \$1,223.00  
Avg MDU:\$ 74.00

Listed at  
**\$140,000.00**

**318 3rd Ave N.E.  
Sidney, MT**



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