

## Listing #1



## 106 6th St SE, Sidney, MT 59270

|                |                  |
|----------------|------------------|
| List Price     | <b>\$167,900</b> |
| Status         | Active for Sale  |
| Listing ID     | 10922544         |
| Property Type  | House            |
| County         | Richland         |
| School         | Sidney           |
| Total Tax      | \$1,610          |
| Year Renovated | 2016             |

This move in ready property has much to offer. Currently set up as a home, with 2 bedrooms, 1 full bath, kitchen, living room and sitting room on the main floor. The basement features 2 bedrooms, 3/4 bath in the basement, kitchen, sitting space, and laundry room. Nice sized yard partially fenced with a workshop in the back. Great home, or use as a rental property, some businesses are also allowed here!

### Property Details

- 4 Total Bedrooms
- 2 Full Baths
- 1028 Sq. Ft.
- 7500 Sq. Ft. Lot
- Built in 1941
- Renovated 2016
- 1 Story
- Available 09/03/2018
- Traditional Style
- Full Basement
- 884 Lower Level Sq. Ft.
- Lower Level: Finished, Kitchen
- 2 Lower Level Bedrooms
- 1 Lower Level Bathroom
- Lower Level Kitchen
- Renovation: Updated, New Countertops, New Flooring, New Windows, New Egress Windows, Newer Roof, Newer HVAC. Avg. Utilities \$102.00

### Interior Features

- Pass-Through Kitchen
- Laminated Kitchen Counter
- Oven/Range
- Refrigerator
- Carpet Flooring
- Laminated Flooring
- 9 Rooms
- Living Room
- Breakfast
- Laundry
- First Floor Bathroom
- 1 Fireplace
- Wood Stove
- Forced Air
- Natural Gas
- Wall/Window A/C

### Exterior Features

- Frame Construction
- Stucco Siding
- Asphalt Shingles Roof
- Municipal Water
- Municipal Sewer
- Subdivision: Kenoyer
- Shed
- Workshop
- Street View

### Taxes and Fees

- \$1,610 County Tax
- Tax Year 2020

### Listed By

**Jerrian Franzen, Nick Jones Real Estate** 406-478-3773 [jerrian@nickjonesre.com](mailto:jerrian@nickjonesre.com)

Listing data is deemed reliable but is NOT guaranteed accurate.