

## Listing #1



## 717 9th Ave SW, Sidney, MT 59270

List Price	<b>\$270,000</b>
Status	Active for Sale
Listing ID	10973475
Property Type	House
County	Richland
Total Tax	\$2,085

This well maintained home features two possibilities; secure it for yourself and your family or invest in this established rental property! Over a 1,000 square feet on the main floor and an additional 1,084 square foot in the basement, this home features a 4 bedroom (2 non-egress) and 1 and 3/4 bathrooms. Spacious yard with fencing for all your needs as well as a two car detached garage. Call today for a private showing.

### Property Details

- 4 Total Bedrooms
- 2 Full Baths
- 1084 Sq. Ft.
- Renovation: New matching roof on all 3 buildings in 2013. 2 car garage and a 10x10 storage shed on a concrete pad. It has hot water heat, new boiler and plumbing in 2012 and central air upstairs. All appliances stay with the home. Just replaced the fridge in December
- 9600 Sq. Ft. Lot
- Built in 1967
- Available 4/24/2021
- Ranch Style
- Full Basement
- 1084 Lower Level Sq. Ft.
- Lower Level: Finished
- 2 Lower Level Bedrooms

### Interior Features

- Open Kitchen
- Laminate Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Washer
- 7 Rooms
- Living Room
- Dining Room
- Bonus Room
- Kitchen
- Laundry
- First Floor Bathroom
- Baseboard
- Central A/C

### Exterior Features

- Frame Construction
- Vinyl Siding
- Asphalt Shingles Roof
- Detached Garage
- 2 Garage Spaces
- Community Water
- Fence
- Shed

### Listed By

**Mary Graham, Nick Jones Real Estate** 406-293-1454 mary@nickjonesre.com

Listing data is deemed reliable but is NOT guaranteed accurate.