



**Address:**  
204 9th AVE N, Lewistown, MT 59457

**Price:** 425,000

**Property Type:** Residential

**Area:** Fergus

**Total Bedrooms:** 4

**Total Bathrooms:** 2

**Apx Total SqFt:** 2735

**Garage Type:** Attached

MLS #23-394

Beautiful charm, located in the center of Lewistown, this home boasts a delightfully homey feel. Oversized, fenced yard with attractive curb appeal. 4 bedrooms, possible 5th. Completely remodeled, efficient kitchen with amazing custom storage, newer stainless steel refrigerator and dishwasher. Remodeled main bathroom with attractive tile. New TRANE furnace and central air installed 2022. New windows in the majority of the home. Remodeled basement family room has a custom stone gas fireplace in addition to a work/carpentry room with ventilation. 2 car, detached garage as well as ample off street parking. Corner lot with updated sidewalk and patio area. Underground sprinklers and a dog kennel with dog run round off the beautiful outdoor space. Access to the walking trail to boot!

### Listing Information

Status Active

### Property Information

|                      |                             |                     |                         |
|----------------------|-----------------------------|---------------------|-------------------------|
| Realtor.com          | Residential - Single Family | Type                | Single Family Residence |
| Baths (Full and 3/4) | 2                           | Half Baths          | 0                       |
| Total Rooms          | 11                          | Garage              | Yes                     |
| Garage Stalls        | 2                           | Basement            | Full                    |
| Main SqFt            | 1150 - 1299                 | Ttl SF Mn Lvl & Abv | 1000 - 1499             |
| Permanent Foundation | Yes                         | Apx Year Built      | 1915                    |
| Apx Basement SqFt    | 1,243                       | Apx 1st Level SqFt  | 1,243                   |
| Apx 2nd Level SqFt   | 249                         | House Color         | cream/beige             |
| Apx Lot Dimensions   | 10,450 Sq ft                |                     |                         |

### Location & Legal

Legal LEWISTOWN TRACTS, S15, T15 N, R18 E, TRACTS #148 & #134 1/2 B & RELOCATED TRACT 1 OF COS #564 (legal to govern)

Taxes 2797 Tax Year 2022

### Remarks & Directions

Directions From West Main, turn north onto 9th Ave N. Follow until you see the sign on the corner of Broadway and 9th N

### Compensation

Buyer Agent Comm 2.40 Buyer Agent Comm Type %

### Details

|                            |   |                           |                                      |
|----------------------------|---|---------------------------|--------------------------------------|
| <b>Equipment Included:</b> | Clothes Dryer; Clothes Washer; Dishwasher; Elec. Oven/Range; Garage Door Opener; Refrigerator; Window Coverings Prt; Work Bench | <b>Cooling:</b>           | Central Air                          |
| <b>Interior Extras:</b>    | Carbon Monoxide Detr; Carpet/Some; Smoke Detector - 2+  | <b>Exterior Extras:</b>   | Fenced; Patio/Deck; Sprinkler System |
| <b>Style:</b>              | 1 1/2 Story   | <b>Possession:</b>        | Closing                              |
| <b>Heating System:</b>     | Forced Air  | <b>Water &amp; Sewer:</b> | City Sewer; City Water               |
| <b>Construction:</b>       | Frame   | <b>Street/Road:</b>       | City Maintained; Paved; Sidewalks    |
| <b>Siding:</b>             | Cedar/Wood  | <b>Approximate Age:</b>   | 50+ Years                            |
| <b>Roof:</b>               | Composition Shingle   | <b>Financing:</b>         | Cash/New Loan                        |
| <b>Heating Source:</b>     | Gas   |                           |                                      |