

# HOUSE FOR SALE

**2051 Hickory Drive | Billings | MT | 59101**



Looking for a home that sits on over a half acre, this could fit your wants. There is a good size shop that sits behind the house with plenty of storage space and room for your car or truck. The house has a bedroom, full bath, an updated kitchen with newer cabinets, counters, and appliances. There is an upper level (164 sq. ft.) with an unfinished bonus room. The washer and dryer hook-ups are in the attached garage. This home has so much potential! Lead-based paint may exist in any home built prior to 1978.

- Ranch
- 1 Bedroom
- 1 Bathroom
- 984 sq. ft.—Buyer to verify!
- Built in 1956
- Double Attached Garage
- Lot Size: 31,440 sq. ft.—0.72 acre
- MLS #302138

**Commitment that Delivers!**

**Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.**



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**\$159,450**

# 2051 HICKORY DRIVE



Main Level: 820 sq. ft.

- Living room ~ wood fireplace, carpet
- Kitchen ~ updated, newer appliances, breakfast bar, eating area, laminate flooring, patio door
- Bedroom ~ carpet
- Full bath



Upper Level: 164 sq. ft., unfinished

- Bonus room ~ carpet

Additional Features:

- Gas forced air heat
- Water ~ public
- Sewer ~ septic tank
- Deck
- Double attached garage ~ washer/dryer hook-ups
- Shop
- Lot size ~ 31,440 sq. ft.—0.72 acre, fenced backyard
- Taxes ~ \$2,668
- Schools ~ Lockwood
- Subdivision ~ Hillner

