

# HOUSE FOR SALE

**3648 Mammoth Cave Drive | Billings | MT | 59102**



WOW is the best way to describe this updated 4 bedroom, 2 bath home in Parkland West Subdivision! The kitchen has stainless appliances, an eating area, undercabinet lighting & can lighting. The lower level family room has a custom electric fireplace. There is fresh paint throughout, newer carpet, new baseboards, can lighting throughout, and a new handrail with stairway lighting. Extras include a stamped concrete front porch, a 2 car garage with added storage, an 8,000 sq. ft. landscaped lot with a fenced backyard and underground sprinkling.

- Split-Entry
- 4 Bedrooms
- 2 Bathrooms
- 1,872 sq. ft.—Buyer to verify!
- Built in 1995
- Double Attached Garage
- Lot Size: 8,000 sq. ft. (0.18 Acre)
- MLS #293074

**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.**



**PATTI DUNDAS**  
406.698.2366

**Landmark Realtors**

**1925 Grand Avenue,  
Suite 144  
Billings, MT 59102**

Phone: 406.248.3101  
Fax: 406.248.1633  
E-mail:  
Patti@MontanaProperty.com



Certified  
Residential Specialist  
The Proven Path To Success



**\$275,900**

# 3648 MAMMOTH CAVE DR.



Main Level: 936 sq. ft.

- Living room ~ Carpet, recessed lighting
- Kitchen ~ stainless appliances, laminate, eating area, slider to deck
- Second & third bedrooms ~ carpet
- Full bath

Lower Level: 936 sq. ft., daylight

- Family room ~ carpet, recessed lighting, wired for sound
- Master ~ carpet, walk-in closet
- Fourth bedroom ~ laminate, closet, shelving
- Full bath

Additional Features:

- Fresh paint throughout, newer carpet, recessed lighting (LED) throughout
- New handrail with stairway lighting, new baseboards
- TV's do not stay
- Gas forced air heat / Central air / Water / Sewer ~ public
- Double attached garage ~ opener, added storage
- Front porch ~ stamped concrete / Deck
- Lot size ~ 8,000 sq. ft.—0.18 acre, fenced backyard, underground sprinkling, landscaped, playset does not stay
- Taxes ~ \$2,601
- Schools ~ Central Heights, Will James, West
- Subdivision ~ Parkland West

