

# HOME FOR SALE

4401 Murphy Avenue | Billings | MT | 59101



JADE FUHRMAN

Landmark of Billings, Inc.

1925 Grand Avenue, Ste. 144  
Billings, MT 59102  
Office - 406.248.3101  
Fax - 406.248.1633

Cell—406.861.3027

E-mail:

Jade@MontanaProperty.com

Website:

MontanaProperty.com



Nicely updated rancher! The exterior was just freshly painted and the bathroom has been remodeled. The main floor has 2 bedrooms, 1 bath, kitchen and separate dining area and living room. The basement is framed for 2 bedrooms (non-egress), a family room, is plumbed for a bathroom and has a workshop room and storage. Extra features include central air, an oversized HEATED detached garage (672 sq. ft.), covered patio, and a fenced yard with a well.

- Ranch
- 2,184 Sq. Ft. ~ Buyer to verify!
- 2 Bedrooms
- 1 Baths
- Built in 1969
- Double Detached Garage
- Lot Size: 6,896 Sq. Ft. (0.16 Acre)
- MLS #295933

**The Right Realtor for you!**



**\$189,900**

**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.**

# 4401 MURPHY AVENUE



Main Floor: 1,092 sq. ft.

- Living room ~ carpet
- Dining room ~ laminate
- Kitchen ~ tile floor, all appliances, pantry
- Master ~ carpet
- Bedroom ~ carpet
- Full bath



Basement: 1,092 sq. ft. ~ framed for 2 bedrooms (non-egress), a family room, and is plumbed for a bathroom

- Utility room ~ washer & dryer
- Workshop room & storage area

Additional Features:

- Gas forced air heat / Central air
- Water / Sewer ~ public
- Covered patio
- Exterior ~ fresh paint
- Double attached HEATED garage ~ 672 sq. ft., opener
- Additional parking
- Lot Size ~ 6,896 sq. ft. (0.16 acres) ~ corner, fenced, well for lawn
- Taxes ~ \$1,960
- Schools ~ Newman, Riverside, West
- Subdivision ~ Orchard Lane

