



LANDMARK
— REALTORS® —

HOUSE FOR SALE

411 S 35th Street | Billings | MT | 59101



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



A Diamond in the Rough! Located in a mature neighborhood, this house has so much potential. It has 2 bedrooms and an additional room that could be made into a bedroom or whatever you choose, 2 baths, and a living room that is open to the kitchen. There is a 7,000 sq. ft. lot with a fenced backyard, alley access, and a single detached garage. Close to schools and not far from shopping.

- One-Level Ranch
- 2 Bedrooms
- 2 Bathrooms
- 1,234 sq. ft.—Buyer to verify!
- Built in 1911
- Single Detached Garage
- Lot Size: 7,000 sq. ft.—0.16 acre
- MLS #302081

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.



Certified
Residential Specialist
The Proven Path To Success



\$63,900

411 SOUTH 35TH ST.



Main Level: 1,234 sq. ft.

- Living room ~ carpet
- Kitchen ~ vinyl, eating area, stove & refrigerator
- Two bedrooms ~ carpet
- Two baths
- Additional room ~ could be used as a bedroom



Additional Features:

- Gas forced air heat
- Water / Sewer ~ public
- Porch
- Single detached garage
- Lot size ~ 7,000 sq. ft.—0.16 acre, -de-sac, fenced, alley
- Taxes ~ \$1,685
- Schools ~ Orchard, Riverside, Senior High
- Subdivision ~ Southwest
- Lead-based paint may exist in any home built prior to 1978

