



**LANDMARK**  
— REALTORS® —

# HOUSE FOR SALE

1770 Gleneagles Blvd

Billings, MT 59105

**\$345,000**



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## INFORMATION

- ◆ Ranch—Townhome
- ◆ 3 Bedrooms
- ◆ 2 Baths
- ◆ 2,540 sq. ft.—Buyer to verify
- ◆ Built in 2003
- ◆ Double Attached Garage
- ◆ MLS #342234

Beautiful, Well-Kept Townhome! The living room is large & has big windows to look at the fenced & manicured back yard, the kitchen has a pantry, all appliances, lots of counter space with breakfast bar, and there is access to the garage thru the laundry/mud room. The main floor has two bedrooms: the master has double closets, a larger bath with a nice shower plus another bedroom & bath. The basement has a large family/rec room (great area for a theatre room), bedroom (egress), and another room (egress) that could be another bedroom/bath.

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.





Main Level: 1,270 sq. ft.

- ◆ Living room: vaulted ceiling, carpet, large
- ◆ Dining room: eating area, chandelier, patio door, vinyl flooring
- ◆ Kitchen: all appliances, pantry, lots of counter space with breakfast bar, vinyl flooring
- ◆ Master: carpet, double closets, bath—large, shower
- ◆ Bedroom: carpet
- ◆ Full bath
- ◆ Utility / Mud Room: 220 hookup, cupboards, vinyl flooring



Basement: 1,270 sq. ft.

- ◆ Family room: carpet, large
- ◆ Bedroom: carpet, finished, egress
- ◆ Other Room: egress, rough-in, storage, unfinished



Additional Features:

- ◆ Patio—covered
- ◆ Heating: gas forced air / Central air
- ◆ Water / Sewer: public
- ◆ Double attached garage
- ◆ Lot size: 0.00 acres, fenced backyard, landscaped, underground sprinkling,
- ◆ Taxes ~ \$3,474 for 2022
- ◆ HOA Fees: \$350, includes exterior maintenance, insurance, lawn, snow, trash, water
- ◆ Schools ~ Sandstone, Castle Rock, Skyview
- ◆ Subdivision ~ Opal Townhomes

