

# HOUSE & ACREAGE FOR SALE

2717 Alexander Road | Billings | MT | 59105



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**Excellent Horse Property** close to all the conveniences! Home—Barn—Corrals—Lean-tos—continuous metal fence on 11.776 irrigated acres on three separate legals perfect for developing. Irrigated with concrete head gates, city water across the street, and minutes from downtown. House has new roof, siding and deck painted. Move in Ready!

- Rancher
- 2,260 Sq. Ft. ~ Buyer to verify!
- 2 Bedrooms
- 2 Bathrooms
- Built in 1959
- Double Attached Garage
- Lot Size: 512,963 Sq. Ft.—11.78 Ac
- MLS #302174



**\$545,000**

**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.**

# 2717 ALEXANDER ROAD



Main Floor: 1,273 sq. ft.

- Living room ~ carpet
- Dining room ~ tile, sunken
- Kitchen ~ tile
- Master Bedroom ~ carpet, ceiling fan
- Two bathrooms
- Office ~ carpet
- Utility room ~ tile, ironing board



Basement: 987 sq. ft., unfinished

- Bedroom

Additional Features:

- Heat ~ natural gas / Cooling ~ central
- Water ~ cistern (City water across the street)
- Sewer ~ septic tank
- Deck
- Barn, corrals, loafing shed, shed
- Lot Size ~ 512,963 sq. ft.—11.776 acres, corner, trees, views, metal fence
- Irrigation water ~ irrigated with concrete head gates
- Taxes ~ \$2,817 for 2018
- Schools ~ Independent, Medicine Crow, Skyview
- Subdivision ~ Spring Hills Acreage

