

MLS: 104102

Status: Active

**ResidentialProperty**

Address: 106 6th Ave North

**Price \$89,000**



City: Winifred Tax Year: 2020  
 State: MT Taxes Apx: 408  
 Zip: 49489  
 County: Fergus  
 Zoning:  
 HOA/Condo Fee: 0  
 Fee Assessed:  
 Auction: No  
 SIDs:  
 CCRs:  
 Assessors Code:  
 Exemptions:

**Photos**

**Maps**

Lot Size: 43,000  
 Lot Size Range: >9000 SF  
 Acres-Apx: 1.00  
 Total Acres Range: <1 Acre  
 Survey:  
 Condo: No  
 Prop Type: Residential  
 Year Built: 1914  
 Rooms #: 6  
 Bedrooms: 2 Full Baths:  
 Total Baths: 1.00 1/2 Baths:  
**Approximate Square Footage Excluding Garage**  
 APX SF - Total: 1760  
 APX SF - U: 0  
 APX SF - M: 880  
 APX SF - L: 0  
 APX SF - B: 880  
 Square Footage

Avg Util. Monthly:  
 Avg Water Monthly:  
 Waterfront Type:  
 Body of Water:  
 Views:  
 Road Type: Gravel  
 Road Access: Public  
 Water Source: Public Installed  
 Sewer: Septic  
 Style: Ranch  
 Construction: Frame  
 Exterior: Vinyl  
 Garage: 1 Car, Detached  
 Roof: Comp Shingles  
 Attic:  
 Basement: Full, Unfinished  
 Foundation: Concrete  
 Appliances: Dryer, Oven/Range, Refrigerator, Washer  
 Features:  
 Fuel: Propane  
 Heat: Forced Air  
 Cooling:  
 Water Heater:  
 Possession: After Closing  
 Terms: Cash, New Loan

Virtual Tour URL:  
 Title Company: TBD

Public Remarks: **Cute house on a huge lot! Almost a full acre to dream up something big. Only 2 blocks from the completely remodeled school which offers some incredible opportunities for kids. Great small town to get away from everything and back to the important things in life! Call for your appointment today.**

Legal Desc: **MOSELY ADD (WINIFRED), S26, T21 N, R18 EM TRACT D**

Directions: **Drive up Main Street in Winifred and turn right on 6th Avenue. This property will be 2 blocks in on your left.**

Agent Int: No Agent Owned: No