

MLS: 103885

Status: Active

**ResidentialProperty**

Address: 1309 W Water Street

**Price \$99,000**[Photos](#)[Maps](#)

City: **Lewistown** Tax Year: **2020**  
 State: **MT** Taxes Apx: **1274**  
 Zip: **59457**  
 County: **Fergus**  
 Zoning: **Res**  
 HOA/Condo Fee: **0**  
 Fee Assessed:  
 SIDs: Auction: **No**  
 Assessors Code: CCRs:  
 Exemptions:

Avg Util. Monthly: **98**  
 Avg Water Monthly: **55**  
 Waterfront Type:  
 Body of Water:  
 Views:  
 Road Type:  
 Road Access:  
 Water Source: **Public Installed**  
 Sewer: **Public Installed**  
 Style: **1 Story**  
 Construction: **Frame**  
 Exterior: **Masonite**  
 Garage: **1 Car, Attached**  
 Roof: **Comp Shingles**  
 Attic:  
 Basement: **Partial, Finished**  
 Foundation: **Concrete**  
 Appliances: **Oven/Range, Refrigerator, Dishwasher, Washer, Dryer**  
 Features: **Fenced Yard**  
 Fuel: **Natural Gas**  
 Heat: **Forced Air**  
 Cooling:  
 Water Heater:  
 Possession:  
 Terms:  
 Virtual Tour URL:  
 Title Company: **TBD**

Lot Size: **4500**  
 Lot Size Range:  
 Acres-Apx: **0.10**  
 Total Acres Range:  
 Survey:  
 Condo: **No**  
 Prop Type: **Residential**  
 Year Built: **1952**  
 Rooms #: **7**  
 Bedrooms: **2** Full Baths:  
 Total Baths: **1.00** 1/2 Baths: **0**  
**Approximate Square Footage Excluding Garage**  
 APX SF - Total: **1168**  
 APX SF - U: **0**  
 APX SF - M: **728**  
 APX SF - L: **0**  
 APX SF - B: **440**  
 Square Footage **Courthouse**

Room	Lv	Fireplace
Kitchen/Dining	M	
Living Room	M	
2 Bedrooms	M	
1 Bath	M	
Non-Conforming Room	B	
Laundry Room	B	

Public Remarks: **Well maintained 2 bed, 1 bath home close to the Lewistown walking trails. Home has open kitchen dining living room, fenced in back yard, and a sleeping room in the basement.**

Legal Desc: **Lot 2, Block 3, Buena Vista Add #1**

Directions: **From 13th and Main drive South until you get almost to the bottom of the hill and you will come to Water Street. Turn right on Water and this home will be half way down the block on your left.**

Agent Int: **No** Agent Owned: **No**