



\$740,000

## BILLINGS, MT, 59101

<https://billingsrealtybrokers.com>

EMERALD HILLS SUBD (ACREAGE TRACTS) 3RD FILING, S21, T01 N, R27 E, BLOCK 16, LOT 26 Welcome to your private retreat in Emerald Hills. Set on 1.78 acres, this peaceful property blends quiet living with city convenience—just minutes from schools and downtown. Enjoy the expansive deck overlooking a pool and hot tub, plus a lower-level [...]

- 4 beds
- 3.00 baths
- Single Family
- Residential
- Active
- 3384 sq ft

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Area:** 3384 sq ft

**Year built:** 1978, Existing

**Baths Full:** 3

**Type:** Single Family

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size:** 77667 sq ft

**Zone:** Residential Subdivision

**County Or Parish:** Yellowstone



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## Building Details

**Basement Finish:** 100%

**Color:** Sage

**Number of Levels:** 1

**Basement:** Full Basement, WalkOut

**Roof:** Asphalt, Shingle

**Sq Ft Basement:** 0 sq ft

**Other Structures:** Shed

**Garage Description:** Attached

**Exterior material:** Stone, Wood

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## Amenities & Features

**Sewer:** Septic Tank

**Style:** Ranch

**Other Appliances:** Disposal, Dryer, Hood, Washer, Water Softener  
Rented

**Heating:** Electric, Electric Solar, Other

**Features:** 2nd Kitchen, Deck or Patio, Fenced, Garage Opener,  
Hot Tub, RV Parking, Storage, Well, Wood Fireplace

**Cooling:** Central

**Tot Fireplaces:** 2

**Interior Features:**  
Sauna, Skylight

**Exterior Features:** Below  
Ground Pool, Deck, Pool

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## Miscellaneous

**Restrictions:** See Deed

**Showing Instructions:** Appointment Needed, Call  
Agent, Lock Box, See Remarks, Text Agent

**Parcel Number:** C86939

**HOA Included:** None

**Possession:** At Closing

**Subdivision:** Emerald Hills

**List Office Name:** Berkshire Hathaway  
HS Floberg

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## Nearby Schools

**Junior High School:** Lockwood

**Elementary School:** Lockwood

**High School:** Lockwood



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# Fees and Taxes

**Tot Taxes:** \$4,724

