

CORDER

AND ASSOCIATES, LLC



Big Space, Big Yard, Big Potential!

2118 1st Ave. S., Great Falls, MT 59401

Offered at \$384,000



Presented Exclusively by
Jennifer Simundic, REALTOR®

406-622-3224 office
406-788-7703 cell
Jen@CorderLand.com



Property Information

Lot Size: 0.172 deeded acres

Taxes: \$3,284.37 (2024)

Legal: GREAT FALLS FOURTH ADDITION, S07, T20 N, R04 E, BLOCK 388, LOT 005

Year Built: 1929

Bed/Bath: 4 Bed/2.5 Bath

Square Footage: 3,071

HVAC: Hot water radiant; Mini Split

Water/Sewer: City

Appliances Included: Range, dishwasher, refrigerator, microwave, washer & dryer

Special Enhancements/Extras: Fencing around property;

Garage: 2 stall

Covenants/HOAs: None

Access: Legal access via city street

*Experience this
property virtually!*



Executive Summary

Welcome to your next adventure in homeownership! This spacious 4-bedroom, 2.5-bath home in Great Falls, MT offers 3,071 square feet of potential and personality. Step inside and you'll find a blend of classic charm and modern updates. Enjoy the sleek laminate flooring installed in 2022 and feel confident with the updated electrical system from 2020. The water heater was also recently updated in 2023. The front yard is where this home shines. You'll love the large, shaded yard full of mature trees and the deck that wraps halfway around a cozy fire pit—perfect for Montana evenings under the stars, summer BBQs, or simply sipping coffee while listening to the birds. Need space to customize? The basement is a blank slate just waiting for your personal touch—home theater, game room, guest suite, hobby space, the possibilities are endless! Enjoy the versatility and space in this centrally located residence.



Local Area

Great Falls, MT is located in the central part of the state and straddles the mighty Missouri River. The seat of Cascade County is referred to as the "Electric City" because of its numerous dams and power plants. Great Falls includes many recreational activities for you and your family to enjoy together such as the C. M. Russell Museum which displays famed artist Charlie Russell's works and home. Get outside and enjoy the crystal-clear waters of Giant Springs State Park or float and fish the Missouri River. The city boasts the Lewis and Clark Interpretive Center. The center provides displays and exhibits that trace the explorers' journey! Great Falls holds one of the most prestigious medical facilities in the state and offers an International Airport. Great Falls International Airport offers flights of Alaska, Allegiant, Delta, and United, with direct flights to Denver, Las Vegas, Minneapolis, Phoenix, Salt Lake City, Seattle, and Chicago (seasonally). With too much to list, Great Falls awaits exploration, and you are sure to cherish the memories that you will make!



Area Attractions

The Missouri River

The mighty Missouri River is the longest in North America flowing over 2,341 miles. The Missouri River flows from its source near Three Forks, Montana until it joins with the prevalent Mississippi River at St. Louis, Missouri. The Upper Missouri River was designated as a component of the National Wild and Scenic River System in 1976 beginning at Fort Benton, Montana and running 149 miles downstream. The Missouri River is a remarkably valuable life-giving source with 49 species of fish residing in its waters. The Missouri River is also a valuable historical component of the Lewis and Clark National Historic Trail. You can enjoy floating, fishing, hiking, hunting, and camping on or around the river and view 60 species of mammals, 233 species of birds, and 20 species of amphibians and reptiles!



First Peoples Buffalo Jump State Park

This buffalo jump is considered to be the largest bison cliff jump in the United States. The native people utilized the jump for at least two thousand years before Lewis and Clark ventured through on their expedition through Montana. The park has an interpretive trail, picnic tables, and a protected black-tailed prairie dog town.

Smith River

Each February a drawing is held to designate 9 lucky entries permits to float. The river's popularity is a result of the various terrains and spectacular sights that are cherished throughout a float trip. The Smith River begins near White Sulphur Springs and twists and turns for more than 100 miles. The stretch of river from Camp Baker Access to the Eden Bridge is the most popular. The fishing throughout is exceptional with populations of brown and rainbow trout ranging in sizes from 13-16 inches long. The larger brown trout scatter in the deep pools or hover along undercut banks.



Benton Lake National Wildlife Refuge

This shallow basin was left as a result of the last glacier in the area. It covers over 5000 acres and is a bird haven. The refuge supports a variety of wildlife and migratory waterfowl.



Freezeout Lake Wildlife Management Area

The Freezeout Lake Wildlife Management Area is located between Fairfield and Choteau and is known for the massive snow geese and tundra swan migrations that take place in the spring and fall.



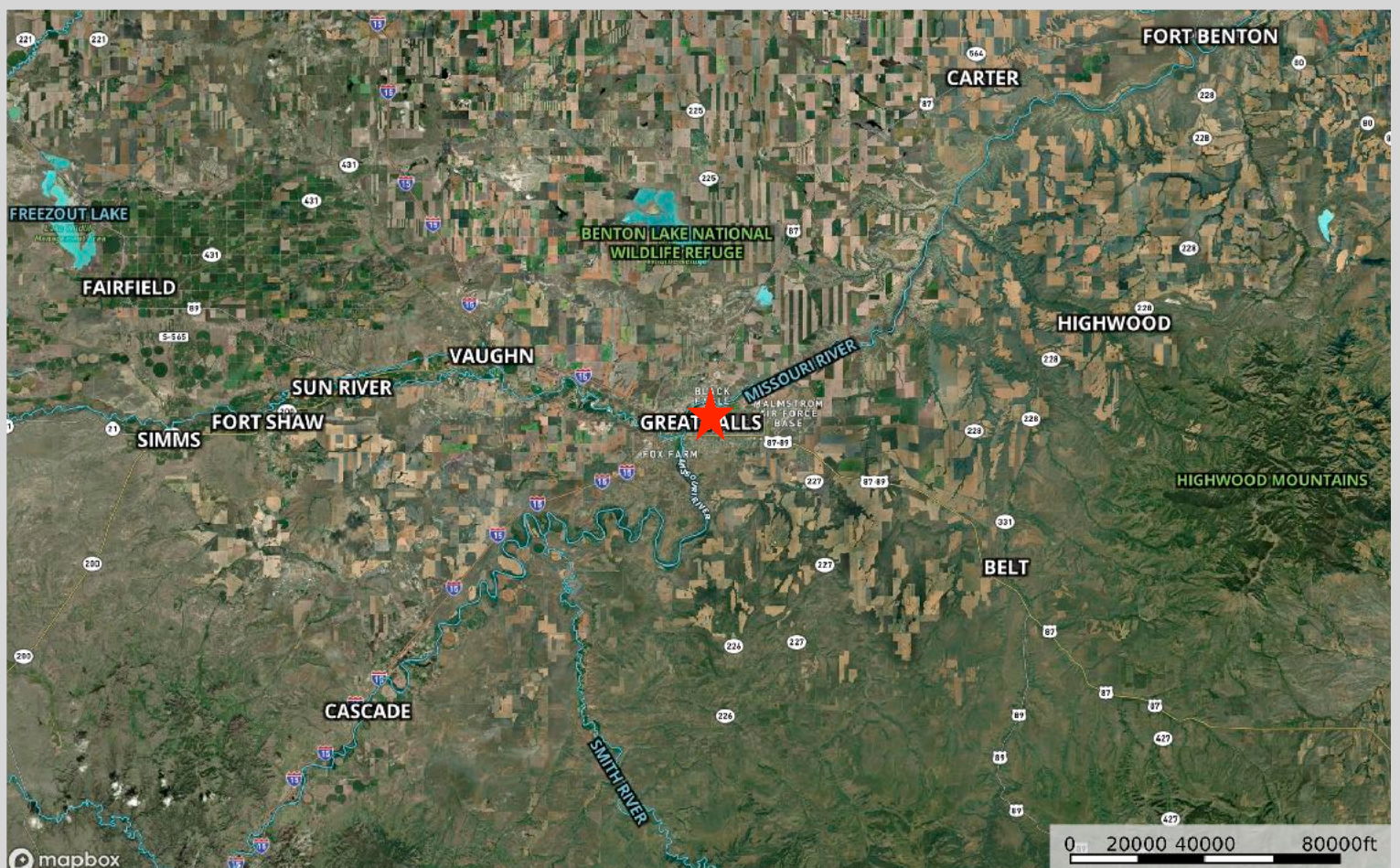
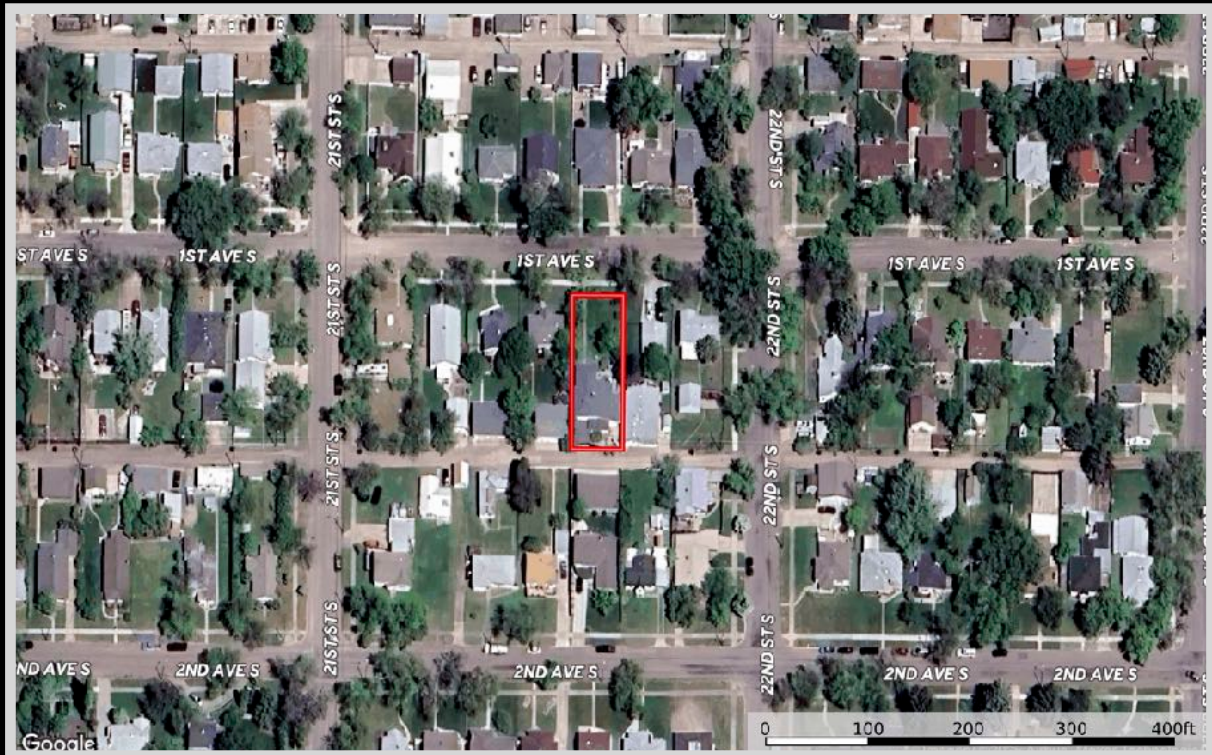
Giant Springs State Park

The Lewis and Clark Expedition in 1805 discovered Giant Springs State Park. The crystal-clear water originates in the Little Belt Mountains and takes twenty-six years to reach the springs! It is no wonder it is the most visited state park in Montana. The park sprawls out over 4,500 acres and is centered around the "Mighty Mo" (Missouri River). Many people utilize the park's twenty miles of trail to bike, hike, walk, bird watch, or just enjoy the scenery. The park also features waterfalls for which Great Falls was named. Be sure to visit the fish

hatchery while at the park. The monster trout raised here are quite a sight! Fishing is fantastic here. Once named the shortest river in the world, the Roe River flows out into the Missouri. This state park is one of Montana's gems!



Property Maps



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.