



Kootenai River Retreat, Lincoln County, Montana, 1.47 Acres

\$449,000

- Fishing, House, River Frontage, Stream/River, Waterfowl, Wildlife Viewing

Enjoy stunning sunsets over the Kootenai River from this peaceful Montana retreat with a main cabin & small guest cabin on 1.47 acres with 225 feet of river frontage and sweeping mountain views, located just outside the charming town of Troy, Montana. Bordering property owned by Stimson Lumber Company, on two sides, this unique setting offers exceptional privacy with no immediate neighbors—just the tranquility of nature and the flowing river below. The inviting, fully furnished, 1 bed 1 bath cabin features an open-concept design with warm tongue-and-groove ceilings, a stunning log staircase, and a cozy wood stove that creates the perfect mountain-lodge atmosphere. The kitchen offers custom wood cabinetry and flows seamlessly into the dining and living areas, making it ideal for gathering with friends and family after a day of outdoor adventure. Upstairs, the loft bedroom captures breathtaking river and mountain views, creating a peaceful place to unwind at the end of the day.

The home is being sold fully furnished, making it ready for immediate enjoyment as your Montana getaway or year-round residence. Recent updates include a remodeled bathroom with a beautiful walk-in tile shower and a brand-new stackable washer and dryer. Step outside to the large, covered deck overlooking the river, the perfect spot for morning coffee, evening sunsets, and watching wildlife pass through. Down near the water, a small additional cabin offers extra space for relaxing, guests, or a quiet riverside escape. A storage shed provides convenient space for tools, gear, and firewood. The treed property has been thoughtfully enhanced with newly planted spruce trees, along with two Honeycrisp apple trees and a Macintosh apple tree, adding charm and future harvests to the landscape. Located just minutes from Troy, a public boat launch, and a riverside park, this property is surrounded by incredible recreation. Enjoy excellent fishing on the Kootenai River, abundant wildlife, and easy access to U.S. Forest Service and other public lands for hiking, hunting, boating, and exploring. Whether you're looking for a peaceful retreat, fishing cabin, or year-round Montana home, this riverfront property offers the perfect blend of comfort, privacy, and outdoor adventure.

Main Info

- Street Address : 716 Kootenai River Road
- Lot Size Acres : 1.47 Acres
- Postal / Zip Code : 59935
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 53729
- County : Lincoln
- Closest City : Troy

Home Info

- Year Built : 2012
- Baths : 1
- Square Feet Main House : 672 square feet
- Bedrooms : 1

Taxes

Tax Year : 2026

Estimated Taxes per year are \$1,617.00

Broker Info



Mark and Jeannette Smith

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Mark and Jeannette – The Montana Dream Team bring a powerful combination of expertise, passion, and local knowledge to help clients find their perfect Montana property. Mark is a seasoned hunting guide in Northwest Montana with extensive experience in hunting, fishing, trapping, home construction, and extreme backcountry recreation. He specializes in bare land as well as hunting and fishing properties, leveraging his firsthand knowledge of Montana's rugged landscapes and recreational opportunities to help clients make informed decisions. Jeannette was born and raised on a cattle ranch in western Montana and holds a Master's degree from the University of Montana. With over 21 years in real estate and her broker's license, she currently serves as the Montana Regional Manager for Clearwater Montana Properties. Her diverse background spans education, ranching, healthcare administration, and life coaching, giving her a well-rounded perspective on client needs. Jeannette is also a member of the Sanders County Community Development Board of Directors, demonstrating her commitment to helping local communities grow while preserving Montana's unique recreational and cultural heritage. Holding designations including Broker, RRS, ABR, C2EX, and GRI, Jeannette specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. Together, Mark and Jeannette focus on top-notch customer service, truly listening to their clients to guide them toward the right property. Whether you're seeking a dream home, cabin, retreat, or hunting/fishing property, the Montana Dream Team is ready to make your Montana real estate dreams a reality. Call, text, message, or email them today at (406) 270-3921 to begin your journey.

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