

# \$479,000 - 5400 Montour Rd, Emmett

MLS® #98959824

**\$479,000**

3 Bedroom, 2.00 Bathroom, 1,410 sqft

Residential on 3.34 Acres

0 Not Applicable, Emmett, ID

Irrigation Water Rights + Endless recreation at your doorstep! Located just 35 min from Eagle and min from Emmett on 3.34 acres surrounded by wide-open Idaho beauty. Step outside and youâ€™re within walking distance of the Montour Wildlife Management Area, Payette River, trails, bass ponds, and just 10 minutes from Black Canyon Reservoirâ€™s boat launch. Inside, oversized windows flood the living and dining rooms with natural light. Fresh paint and a brand-new deck add a clean, inviting feel. The kitchen holds vintage character plus a storage closet and a bonus room thatâ€™s perfect for a walk-in pantry. Recent updates include vinyl siding, metal roof, and vinyl windows. A detached garage/shop provides room for vehicles, toys, or projects. Cozy wood-burning fireplace. Affordable Gem County taxes. Perfect for those wanting space, privacy, and endless recreation right outside their front door, this property is ready for your vision.

Built in 1977

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | 98959824 |
| Price Per SQFT | \$340    |
| Bedrooms       | 3        |
| Bathrooms      | 2.00     |
| Square Footage | 1,410    |
| Acres          | 3.34     |



|            |                          |
|------------|--------------------------|
| Year Built | 1977                     |
| Type       | Residential              |
| Sub-Type   | Single Family w/ Acreage |
| Status     | Active                   |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 5400 Montour Rd          |
| Area        | Emmett-Gem County - 1550 |
| Subdivision | 0 Not Applicable         |
| City        | Emmett                   |
| County      | Gem                      |
| State       | ID                       |
| Zip Code    | 83617                    |

### **Amenities**

|                 |                                      |
|-----------------|--------------------------------------|
| Parking         | Detached, Carport, RV Access/Parking |
| RV/Boat Parking | Yes                                  |
| Horses          | Yes                                  |
| Golf Course     | N                                    |

### **Interior**

|                 |                            |
|-----------------|----------------------------|
| Appliances      | Electric Water Heater      |
| Heating         | Ceiling, Electric, Radiant |
| Fireplace       | Yes                        |
| Fireplaces      | Insert                     |
| Stories         | One                        |
| Primary On Main | Yes                        |

### **Exterior**

|                 |                                                                   |
|-----------------|-------------------------------------------------------------------|
| Lot Description | 1 - 4.99 AC, Horses, Irrigation Available, R.V. Parking, Chickens |
| Roof            | Metal                                                             |
| Foundation      | Crawl Space                                                       |

### **School Information**

|            |                                  |
|------------|----------------------------------|
| District   | Emmett Independent District #221 |
| Elementary | Sweet-Mont                       |
| Middle     | Emmett                           |
| High       | Black Canyon                     |

### **Additional Information**

|                |                              |
|----------------|------------------------------|
| Date Listed    | August 29th, 2025            |
| Days on Market | 24                           |
| Zoning         | Irrigated Grazing Land       |
| Property Taxes | \$1,154                      |
| Tax Year       | 2024                         |
| Office         | Silvercreek Realty Group     |
| Contact Info   | broker@silvercreekrealty.com |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Silvercreek Realty Group |
|----------------|--------------------------|



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Listing information last updated on October 27th, 2025 at 2:18am MDT