

# \$330,000 - 1967 Montana Avenue Ne, ST PETERSBURG

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MLS® #TB8324792

**\$330,000**

3 Bedroom, 3.00 Bathroom, 1,986 sqft

Residential on 0.22 Acres

SHORE ACRES EDGEWATER SEC, ST PETERSBURG, FL

This impressive 72x124-foot lot offers limitless potential for redevelopment or custom construction in a prime location overlooking multi-million-dollar waterfront homes. With the possibility of elevated water views, it's a rare find for savvy investors or developers. The existing block construction pool home features 3 bedrooms, 2.5 bathrooms, 1,986 square feet of living space, an oversized two-car garage, and a spacious patio pool area. Recent improvements include hurricane-impact windows (2024) and a new electrical panel (2023), with full remediation completed. Nestled in the highly desirable waterfront community of Shore Acres in Northeast St. Petersburg, this property delivers unmatched value and location. Take a short golf cart ride to the vibrant Downtown Waterfront, where you'll find marinas, dining, shopping, entertainment, and the iconic St. Pete Pier. Nearby parks, golf courses, a modern recreation center, and the new YMCA provide endless opportunities for outdoor fun, including pickleball, tennis, and kayaking at Weedon Island Preserve. Families will appreciate proximity to top-rated schools like Shore Acres Elementary and Mangrove Bay Middle. The neighborhood's charm is enhanced by its strong sense of community, complete with block parties, golf cart parades, and active social clubs. CASH OFFERS ONLY DUE TO FLOOD DAMAGE FROM HURRICANE HELENE. This property is sold



as-is for lot value for redevelopment or new construction, with no inspection contingencies. Don't miss this exceptional opportunity to build your dream home or next investment project. Call for more information or to schedule your private showing!

Built in 1968

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | TB8324792               |
| Sold Price     | \$330,000               |
| List Price     | \$369,000               |
| Date Sold      | April 30th, 2025        |
| Date Listed    | November 25th, 2024     |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 1,986                   |
| Acres          | 0.22                    |
| Year Built     | 1968                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 1967 Montana Avenue Ne    |
| Area        | St Pete                   |
| Subdivision | SHORE ACRES EDGEWATER SEC |
| City        | ST PETERSBURG             |
| County      | Pinellas                  |
| State       | FL                        |
| Zip Code    | 33703                     |

**Amenities**

|              |                                                 |
|--------------|-------------------------------------------------|
| Parking      | Bath In Garage, Driveway, Off Street, Oversized |
| # of Garages | 2                                               |
| Waterfront   | Waterfront                                      |

|          |     |
|----------|-----|
| Has Pool | Yes |
|----------|-----|

## Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Living Room/Dining Room Combo, Stone Counters |
| Appliances        | Microwave                                                     |
| Heating           | Central, Natural Gas                                          |
| Cooling           | Central Air                                                   |
| Fireplace         | Yes                                                           |
| Fireplaces        | Other Room                                                    |

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Private Mailbox                                                                             |
| Lot Description   | Cleared, Flood Insurance Required, FloodZone, Landscaped, Level, Near Marina, Oversized Lot |
| Roof              | Shingle                                                                                     |
| Foundation        | Slab                                                                                        |

## School Information

|            |                           |
|------------|---------------------------|
| Elementary | Shore Acres Elementary-PN |
| Middle     | Meadowlawn Middle-PN      |
| High       | Northeast High-PN         |

## Additional Information

|                |     |
|----------------|-----|
| Days on Market | 242 |
| Zoning         | 01  |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | CENTURY 21 BEGGINS |
|----------------|--------------------|

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