

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



215 S C Street, Livingston MT 59047

\$725,000

Acres: ± 0.1607

MLS#: 391081

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INTRODUCTION

MOTIVATED SELLERS, NEW REDUCED PRICE PLUS OFFERING \$5,000.00 TOWARDS BUYER'S PRE-PAIDS,CLOSING COSTS OR RATE BUY DOWN!! Step into the timeless charm of yesteryears with this exquisite Victorian home nestled in the heart of picturesque Livingston, Montana. Welcome to a haven where history meets modern luxury, offering a truly unique living experience that captivates the soul. The main floor has been completely remodeled with a high ceiling, accent beam, and new flooring. The kitchen is a standout feature with its butcher block island and high-end stainless steel appliances. 4 Bedrooms and 3 baths provide plenty of space for everyone. The second story has the original hardwood floors. Step out into your backyard oasis to enjoy the in-ground pond and towering lilac bushes with mature trees, including 2 succulent apple trees. All of this creates a serene outdoor space to relax and unwind. The property has been well maintained with new windows in 2021 and a roof that is less than 10 years old. The upper level of the garage presents an opportunity for your personalization, whether converting into an additional living space or he/she shed. The Yellowstone River is a few blocks away. Bozeman and its international airport are a short drive over the Hill offering added convenience. Livingston, a town brimming with Western charm and rich history, you'll find yourself immersed in a community where small-town hospitality meets cultural vibrancy. Explore the quaint shops and galleries lining Main Street, dine at renowned eateries, or embark on outdoor adventures in nearby Yellowstone National Park. The Central Business District zoning presents a myriad of opportunities to maximize the potential of this exquisite property, whether for residential living, commercial ventures, or a combination of both. With its rich history, architectural beauty, and prime location, this Victorian gem is poised to be a cornerstone of Livingston's vibrant community for years to come. Whether you're seeking a peaceful retreat or an enchanting backdrop for entertaining, this home offers a rare opportunity to own a piece of living history in one of Montana's most charming locales. Don't miss your chance to experience the timeless allure of this Livingston treasure schedule your showing today and let the magic of the past enchant you anew.



FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.1607
Water Features:	None
Listing Date:	2024-04-11
Listing Agent:	Jane Tecca of Montana Property Brokers

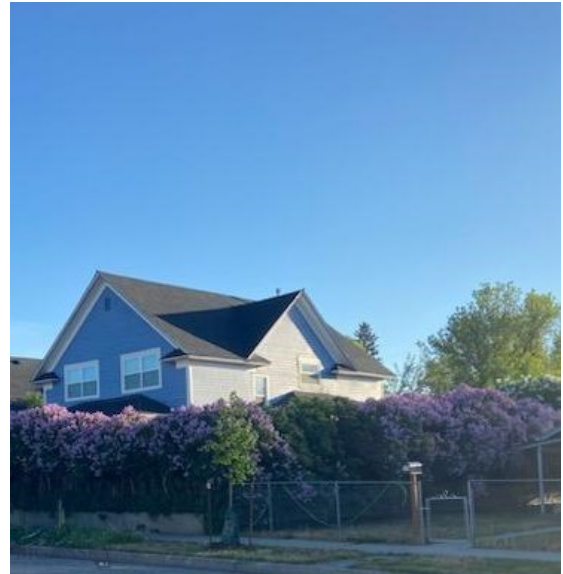
Style:	Traditional, Victorian
Year Built:	1910
Beds:	4
Baths:	3
Appliances:	Dishwasher, Disposal, Range, Refrigerator
Heating/Cooling:	ForcedAir None

LOCATION

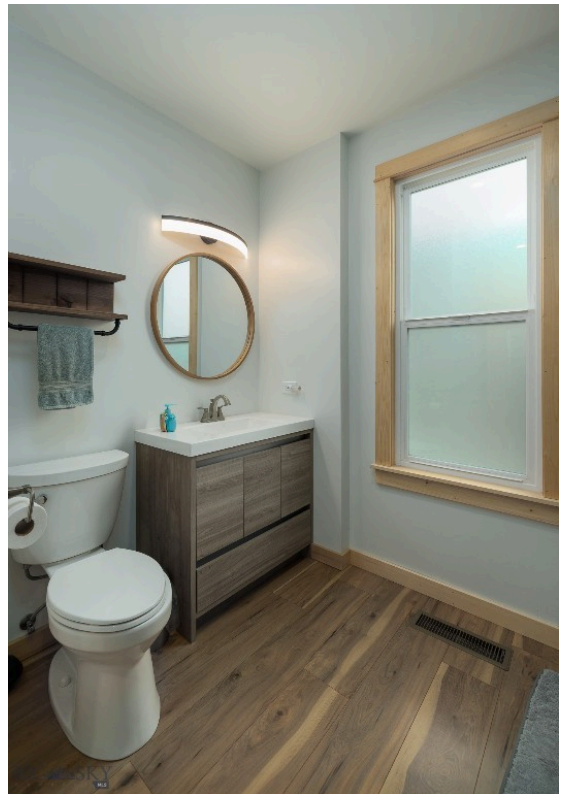


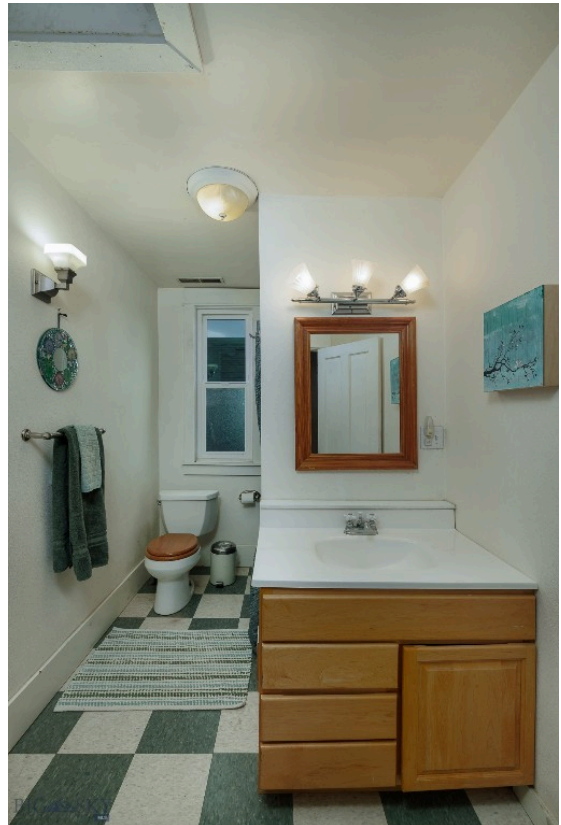
Address: 215 S C Street, Livingston MT 59047

PHOTOS















LIVINGSTON LIFESTYLE



Livingston, Montana is a historic train town from the late 1880's that has attracted cowboys, ranchers, artists, and the rich and famous who are enamored by the scenery of this area of southwestern Montana. Livingston has been featured in movies like A River Runs Through It, The Horse Whisperer, and numerous TV series and commercials.

Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800' s. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

When it comes to outdoor recreation the town of Livingston is surrounded by four beautiful mountain ranges, and offers the Yellowstone River, Shields River, and numerous stream and spring creeks for an abundance of outdoor activities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 29 miles from Livingston. Big Sky Resort is 68 miles away and is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families. Yellowstone National Park(2.2 million acres) is located 50 miles south of Livingston.

With a population of about 7,000 people, Livingston has the amenities and services buyers expect for a town of this size. Livingston is less than 20 minutes from Bozeman. The Livingston School District includes Elementary Schools, a Middle School, and a High School. The median price of a single family home in Livingston is 18% lower priced than single family homes in Bozeman and appeals to buyers seeking a smaller town, yet still want to be close to the amenities of Bozeman.

PARK COUNTY

Park County, Montana's estimated population is 16,438 with a growth rate of 1.94% in the past year according to the most recent United States census data. Park County, Montana is the 11th largest county in Montana. Park County has a total area of 2,813 square miles (1.8 million acres or 7,290 km²), of which 2,803 square miles (7,260 km²) is land and 10.4 square miles (27 km²) (0.4%) is water. The highest natural point in Montana, Granite Peak at 12,807 feet (3,904m), is located in Park County.



Paradise Valley is a major river valley of the Yellowstone River in southwestern Montana just north of Yellowstone National Park in the southern portion of Park County, Montana. The valley is flanked by the Absaroka Range on the east and the Gallatin Range on the west. The Yellowstone River, one of Montana's Blue Ribbon Trout Rivers, flows through Paradise Valley and is noted for world-class fly fishing in the river and nearby spring creeks such as DePuy Spring Creek. The valley hosts other natural wonders such as several natural hot springs, including Chico Hot Springs near Emigrant, Montana, La Duke Hot Springs near Gardiner, and Hunter's Hot Springs near Livingston. A small part of Yellowstone National Park is located in the extreme southern part of the county.

The northern end of Park County, Montana contains the Shields River Valley. The Shields River is a tributary of the Yellowstone River. It flows west, then south, between the Bridger Range to the west and the Crazy Mountains to the east, past Wilsall and Clyde Park. It joins the Yellowstone approximately 10 mi (16 km) northeast of Livingston, MT.

LIVINGSTON REAL ESTATE EXPERT

Delger Real Estate sold over \$155 Million in Real Estate in 2016-2023. Recognized experts in Internet Marketing and Technology, Delger Real Estate are able to generate maximum exposure for their real estate listings. The result: according to ListHub, Delger Real Estate listings outperform 98% of the market. We encourage you to contact Craig to learn more about real estate in Livingston and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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