

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CHRISTY & CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERTS

Powered by Data, Technology, and Local Expertise



410 Brookline, Livingston MT 59047

\$325,000

Acres: ±

MLS#: 391122

INTRODUCTION

Welcome to your gateway of picturesque living in Livingston, Montana! This turnkey end unit condo, formerly an AirBnb, is primed and ready for your enjoyment. With vaulted ceilings and fully furnished accommodations including full-sized bunk beds and a queen bed, comfort and convenience awaits. Rest easy with top-notch security already in place, and revel in the breathtaking mountain views from your doorstep. Nestled in the heart of Livingston, this charming 2-bedroom, 1-bathroom retreat offers a cozy haven amidst stunning natural surroundings. Its convenient layout and off-street parking make for effortless living, all at an affordable price you won't want to pass up. Plus, its proximity to Yellowstone National Park ensures endless opportunities for outdoor adventure and tranquility. Step inside this newly built, single-level end unit and discover a sanctuary filled with warmth, light, and space. The vaulted ceilings and open floor plan create an inviting ambiance, while thoughtful touches like a brand-new Lift Master for the 1-car detached garage and a new washer and dryer add to the convenience. Safety and peace of mind are paramount here, with digital entry keypads and two Ring doorbells safeguarding each entrance. Enjoy the privacy of your own entrance and the ease of street parking, along with access to all the amenities and attractions Livingston has to offer. Just minutes from downtown Livingston, a 30 minute drive to Bozeman, and an hour from Yellowstone, this condo offers the perfect blend of comfort and adventure. Don't let this opportunity slip away schedule your tour today and let this charming end unit capture your heart. Act fast, as this gem won't be available for long!



FEATURES

Status:	Active	Year Built:	2021
Type:	Residential	Beds:	2
Sub Type:	Condominium	Baths:	1
Water Features:	None	Heating/Cooling:	ForcedAir NaturalGas CeilingFans
Listing Date:	2024-04-11		
Listing Agent:	Jessica Gustafson of Bozeman Real Estate Group		

LOCATION



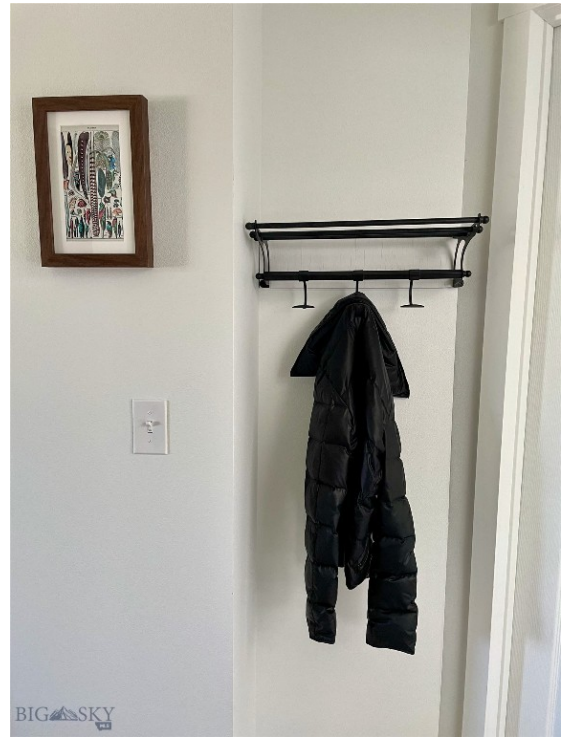
Address: 410 Brookline, Livingston MT 59047

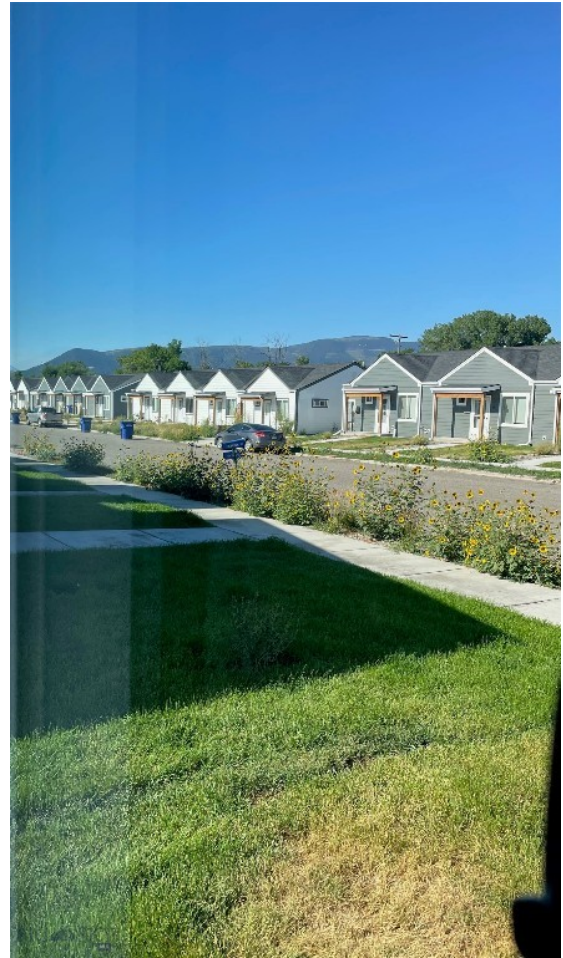
PHOTOS













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 EXPERTS

CHRISTY DELGER AND CRAIG DELGER LEVERAGE THEIR COMBINED CAREERS IN THE HIGH TECH MARKET TO BRING A SUPERIOR SKILL SET OF MARKET RESEARCH, MARKETING AND CONTRACT NEGOTIATION TO EVERY REAL ESTATE TRANSACTION.

Christy & Craig Delger possess a track record shared by very few real estate professionals. Recognized experts in Internet Marketing and Technology, Christy & Craig Delger are able to generate maximum exposure for their real estate listings. The result: according to ListHub, their listings outperform 98% of the market. Christy and Craig Delger sold over \$155 Million in Real Estate in 2016-2023, making them one of the top performing real estate teams in Montana. Christy & Craig were both born and raised in Montana, have lived in Southwest Montana for over 20 years, and are active members of the local community. We encourage you to contact Christy and 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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