

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



10 9th Street Island Drive, Livingston MT 59047

\$950,000

Acres: $\pm$ 0.22

MLS#: 391221

INTRODUCTION

Serenity meets convenience in this exquisite home on the esteemed 9th Street Island, nestled along a secluded private road with exclusive access to the pristine Yellowstone River. A rare gem, this property offers a tranquil woodland retreat frequented by moose, deer, birds, and the occasional black bear. Originally built in 1948 and meticulously expanded in 2007, this sprawling 3400+ sq ft residence boasts a harmonious blend of vintage charm and modern amenities. With 3 bedrooms, each featuring its own ensuite bathroom, comfort and privacy abound. The upstairs sanctuary includes a spacious walk-in closet, a lavish master bathroom, and a private living room complete with a convenient queen-size Murphy bed. There is also a bonus room that has previously been used as an office and then a nursery. The main floor bedroom showcases a generously sized handicap-accessible bathroom, featuring a large walk-in tiled shower, ensuring accessibility without compromising style. Beyond the confines of the home, the property sprawls over 9500 sq ft (.22 acres), with an additional common area totaling .79 acres, offering over an acre of grounds to enjoy. Outside you'll find an inviting deck, accessible via a sliding glass door from the dining room and immerse yourself in the meticulously landscaped backyard oasis, effortlessly maintained by the underground sprinkler system. Entertain with ease using the natural gas BBQ hookup, eliminating the hassle of propane refills, while reveling in the cozy warmth provided by the hot water baseboard heating system. Conveniently located within minutes of historic downtown Livingston and picturesque Sacajawea Park, this property offers the perfect balance of seclusion and accessibility. Currently utilized as a successful vacation rental, with a steady stream of bookings throughout the spring, summer, and fall, this home presents a turnkey opportunity for investors or those seeking a move-in-ready haven. Furnishings and vacation rental essentials may be included with the sale, ensuring a seamless transition for the new owner. Schedule your showing today and experience the epitome of riverside living. Showings are by appointment only, respecting the privacy of our valued vacation renters.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.22
View:	Mountains, TreesWoods
Water Features:	Creek, RiverFront, RiverAccess
Listing Date:	2024-05-02
Listing Agent:	Rebecca Swandal of Yellowstone Brokers

Style:	Custom
Year Built:	1948
Beds:	3
Baths:	3
Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator
Heating/Cooling:	Baseboard WallWindowUnits

LOCATION



Address: 10 9th Street Island Drive, 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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