

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



2003 S Rouse Avenue, Bozeman MT 59715

\$845,000

Acres: ± 0.174

MLS#: 392182

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DelgerRealEstate.com

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MLS 
Information deemed reliable,
but not guaranteed

INTRODUCTION

Welcome to the So Rouse House. This is a spectacular area in Bozeman to live. This home lives large with a master bedroom, a 3/4 bath and 4 additional bedrooms, 2 full baths and an attached 2-car garage for a total of 5 bedrooms with closets and 3 baths. Featuring the upstairs hydronic heating system makes it more economical. Currently the electrical & gas service is metered as two separate addresses. The present main floor apartment incorporates 2 bedrooms, a full bath, a kitchen with dining area, and a living room, all with abundant natural light. The upstairs residence integrates a spacious master bedroom with a private 3/4 bath and walk-in closet, 2 more bedrooms, a full bath, a large kitchen with bar plus dining area with a tree shaded deck for outside dining or relaxing, and a large family room with a cozy wood burning fireplace. A large 1248 sq. ft. basement area has served as a game room and could easily be converted to a 3rd dwelling location. You are minutes from downtown Bozeman in one direction, and four blocks to Montana State University in the other direction. The neighborhood itself has the definitive Rocky Mountain feel, surrounded by wooded parks, open land, trails, Bozeman Creek, Christie Fields Park, and neighboring Valley View Golf Club. If you are looking for an exemplary investment opportunity in the Bozeman area this property with an R-3 Zoning also has the potential of three individual dwellings. Down the street you have the convenience of groceries, gas and services at the Kagy Corner Shopping Center, and restaurants are close. Also nearby is the world-renowned Museum of the Rockies. This is the best Dinosaur Museum in the United States, which had a Cameo in the third Jurassic Park movie. Come and see why Bozeman is one of the best places to live in the United States.

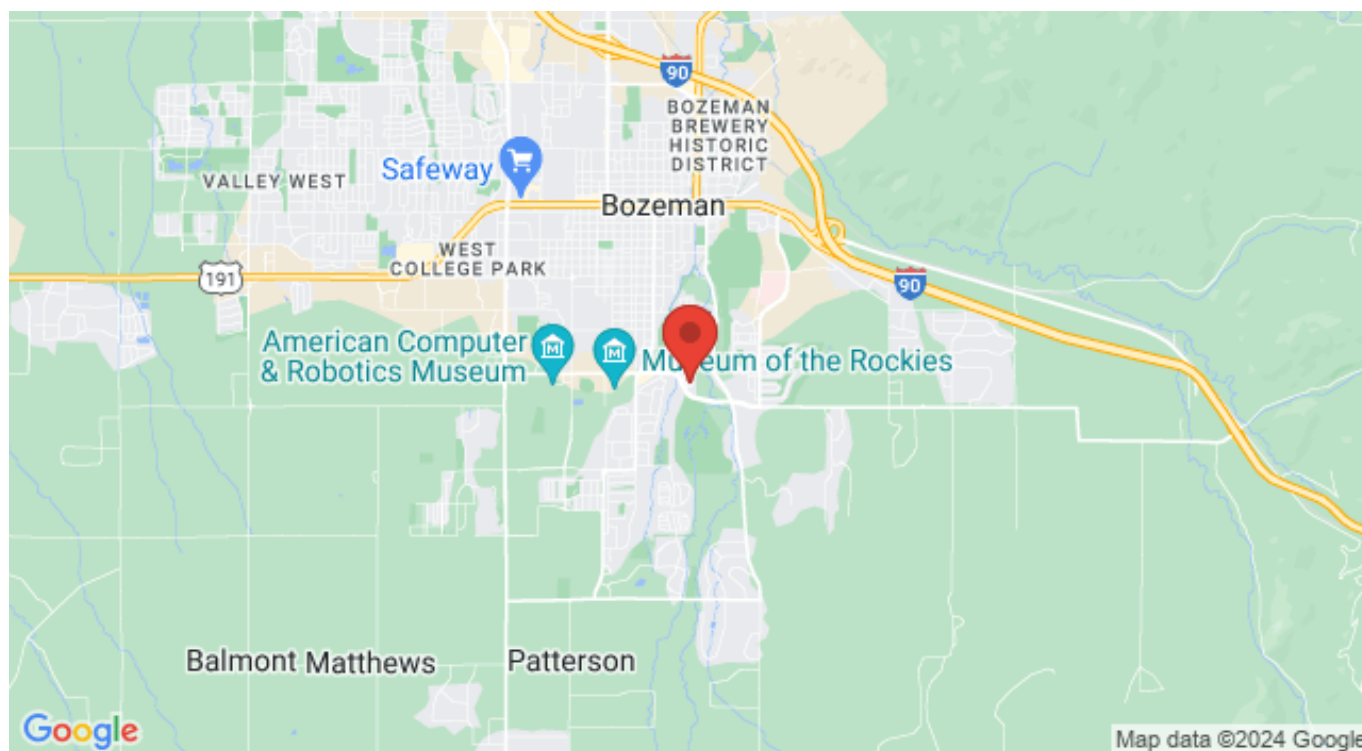


FEATURES

Status:	Active
Type:	ResidentialIncome
Acres:	± 0.174
View:	Mountains
Water Features:	None
Listing Date:	2024-05-22
Listing Agent:	Jamie Chu of Berkshire Hathaway - Bozeman

Style:	Traditional
Year Built:	1976
Appliances:	Dishwasher, Range, Refrigerator, Dryer, Washer
Heating/Cooling:	Baseboard Electric CeilingFans

LOCATION



Address: 2003 S Rouse Avenue, Bozeman MT 59715

PHOTOS













BOZEMAN LIFESTYLE™



Bozeman lifestyle is considered one of the most appealing in the West. Bozeman is routinely ranked as one of the best places to live, best places to retire, best place to raise a kid, best place to visit, best ski town, and best college town. Big Sky Resort is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

Bozeman is known for its friendly people, sense of community, excellent schools and quality of life. The town has a western charm and a relaxed attitude. The Bozeman Quality Of Life index rates very well due to access to Outdoor Recreation, Amusement, Culture, Education, Medical, Religion, Restaurants and Weather. Bozeman has the cultural amenities of a local symphony and ballet, an energetic downtown restaurant and art scene, and the vibrancy of a college community. Located 16 miles north of Bozeman in the Bridger Canyon area is Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955. Big Sky Resort is less than an hour 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.

When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

A world class destination for fly fishing, Bozeman is home to the world's most famous Blue Ribbon fly fishing rivers, spring creeks and lakes on Earth. The Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers are all nearby.

Bozeman has 60 miles of "Main Street To Mountains" trail system in town, surrounded by 6.9 million acres of public land.

GALLATIN COUNTY

Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. Gallatin Valley has a rich history. Native Americans referred to this area as the “Valley of Flowers”. The name seems appropriate because of the great variety of wild flowers found on the mountainsides as well as in the valley. Gallatin Valley derives its name from the Gallatin River, one of the forks of the Missouri river that rises in Yellowstone Park. The Gallatin river, Jefferson river, and Madison river all merge at the town of Three Forks to form the Missouri River. Lewis and Clark named the rivers on their famous expedition to this part of the world in 1805.



There are approximately 1,682,048 acres (2,500 square miles) in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The U.S. Forest Service is the largest land holder in Gallatin

County, currently managing over 665,000 acres. In addition to the Forest Service, various state departments manage approximately 61,000 acres. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments. On the southern edge of Gallatin County is Yellowstone National Park. Yellowstone National Park is one of the world’s primary wildlife preserves and has the greatest concentration of geysers and hot springs in America. Yellowstone National Park is 2,219,789 acres in size (Larger than Rhode Island and Delaware combined). Over 97,600 acres of Yellowstone National Park is located within Gallatin County.

BOZEMAN 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 Bozeman and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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