

DELGER
— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - BELGRADE REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



721 Moon Beam Lane, Belgrade MT 59714

\$769,900

Acres: ± 1.01

MLS#: 392647

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DelgerRealEstate.com

MLS and REALTOR logos
MLS  
Information deemed reliable,
but not guaranteed

INTRODUCTION

Welcome to 721 Moon Beam lane located just West of Belgrade where there is room to stretch your legs on this 1 acre property! This three-bedroom, two-bath home with THREE car heated garage offers easy living with room for storing toys and RVs. The stick built, ONE OWNER home has lovely vaulted ceilings, solid hickory floors, a living room AND family room, plus a wonderful open-concept kitchen with hickory cabinets, quartz counters, and stainless steel appliances. In the winter, enjoy the heat of a gas-forced air furnace AND a pellet stove in the family room. You can pop outside from the dining room and enjoy the covered deck. Walk down two steps to the large concrete backyard patio with Bridger Mountain views. There are two bedrooms and one full bathroom down the hall and a large primary bedroom suite. Head out to the three-car heated garage from the laundry room complete with a utility sink. You will enjoy the comfort of whole house A/C in the summer. The property has underground sprinklers in the lawn and garden areas. There is plenty of room for parking toys or an RV on the West side of the home with a large paved area. From the garage, you can go down stairs to an unfinished mechanical room which offers TONS of storage and is approx 12ft x 43ft. HOA says you can add a SHOP. Don't wait to view this wonderful property, call your realtor today for a showing.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 1.01
View:	Mountains, TreesWoods
Water Features:	None
Listing Date:	2024-05-30
Listing Agent:	Jody Savage of Savage Real Estate Group

Style:	Ranch
Year Built:	2002
Beds:	3
Baths:	2
Appliances:	Dishwasher, Microwave, Range, Refrigerator, WaterSoftener
Heating/Cooling:	NaturalGas Stove CentralAir

LOCATION



Address: 721 Moon Beam Lane, Belgrade MT 59714

PHOTOS



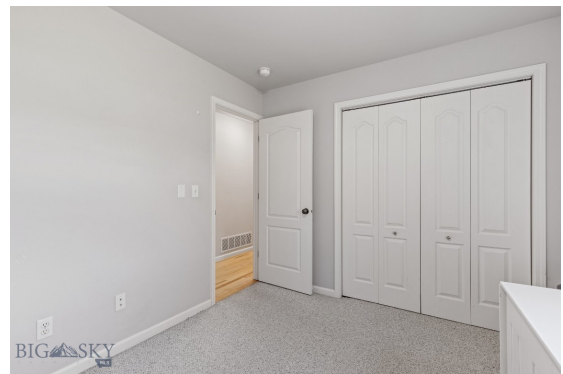
















BELGRADE LIFESTYLE



With a population of about 8,000 people, Belgrade has the amenities and services buyers expect for a town of this size. The Belgrade School District includes Elementary Schools, a Middle School, and a High School. Belgrade neighborhoods and surrounding areas are experiencing significant population growth, with numerous new subdivisions under development. Belgrade, Montana is located just 11 miles to the northwest of Bozeman, Montana making it a desirable location. Many Belgrade Homes for sale have views of the mountain ranges and open land surrounding the Gallatin Valley.

Homes in Belgrade offer convenient access to the Bozeman Yellowstone International Airport, and to the Interstate. Belgrade has a small downtown area with grocery stores, restaurants, and shopping. Belgrade is just over 10 minutes from Bozeman's N 19th Ave shopping district which includes stores like Costco, Target, etc.

When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 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.

The world's most famous Blue Ribbon fly fishing rivers (Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers) are all nearby making this area a world class destination for fly fishing. Yellowstone National Park (2.2 million acres) is located 90 miles south of Belgrade, Montana.

The median price of a single family home in Belgrade is 30% lower priced than single family homes in Bozeman and appeals to buyers seeking lower priced real estate, yet still want to be close to the amenities of Bozeman.

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.

BELGRADE 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 Belgrade and the surrounding areas.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND
LOCAL EXPERTISE*



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