

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



2200 W Dickerson Avenue, Bozeman MT 59718

\$550,000

Acres: ±

MLS#: 392735

INTRODUCTION

Stylish, 2B|2B Bozeman pied-a-terre in sought after SOUTHBROOK CONDOS! You'll love this quiet neighborhood filled with mature trees, songbirds, and longtime resident owners. Impeccably remodeled, walls removed and living/kitchen/dining space opened up for a nice flow and updated look. With all new flooring, new interior paint, lots of new can and designer lighting, new granite countertops, cabinet hardware and SS appliances, this place feels like new! Ground level condo with rear patio backing to green space under large mature trees and professional landscaping. Modern, bright & airy floor plan with great flow emphasized by new, White Oak wood flooring throughout and wool carpeting in the bedrooms. Living room is anchored by the white brick fireplace, hearth & 2 walls of windows. Full-sized kitchen has new granite counter tops, freshly painted cabinetry, new hardware & all new Kitchen Aid appliances. With a huge, spacious center island & bar-top seating, you can entertain to your heart's content! Cozy dining area also has space for a desk and home office set-up or additional kitchen storage. Extra large, extended covered patio is tucked into a private corner of the open space and feels like your own little oasis. Primary Suite with new wool carpeting, window seat and wall of closet's makes for a relaxing retreat. Having company or roommates is a breeze with 2nd guest bedroom and 2nd full guest bathroom. New stacked washer & dryer closet with additional storage add to the ease of daily routines. 1-car garage with auto door & attic storage with pull down ladder makes storing the "extra's" really easy. Arguably the best location within the complex. Condo sits across from extra parking, mailboxes & main entrance. Recently paved interior roads, curbs, gutters. Fantastic location fits all your needs: near shopping center with grocery, coffee shops, dining & retail. Blocks to MSU campus, Fieldhouse & Bobcat Stadium. Public bus system at the corner will take you Downtown & all over the valley, even connecting to shuttles up to Bridger Bowl or Big Sky. Great lock-and-leave condo with HOA covering water/sewer, snow removal to your front door, exterior maintenance & insurance, landscaping. Perfect spot for a second home, first-time homeowner, MSU student, or anyone interested in getting a foothold in the booming Bozeman real estate market. Extremely well built and insulated home. Broker Owned.

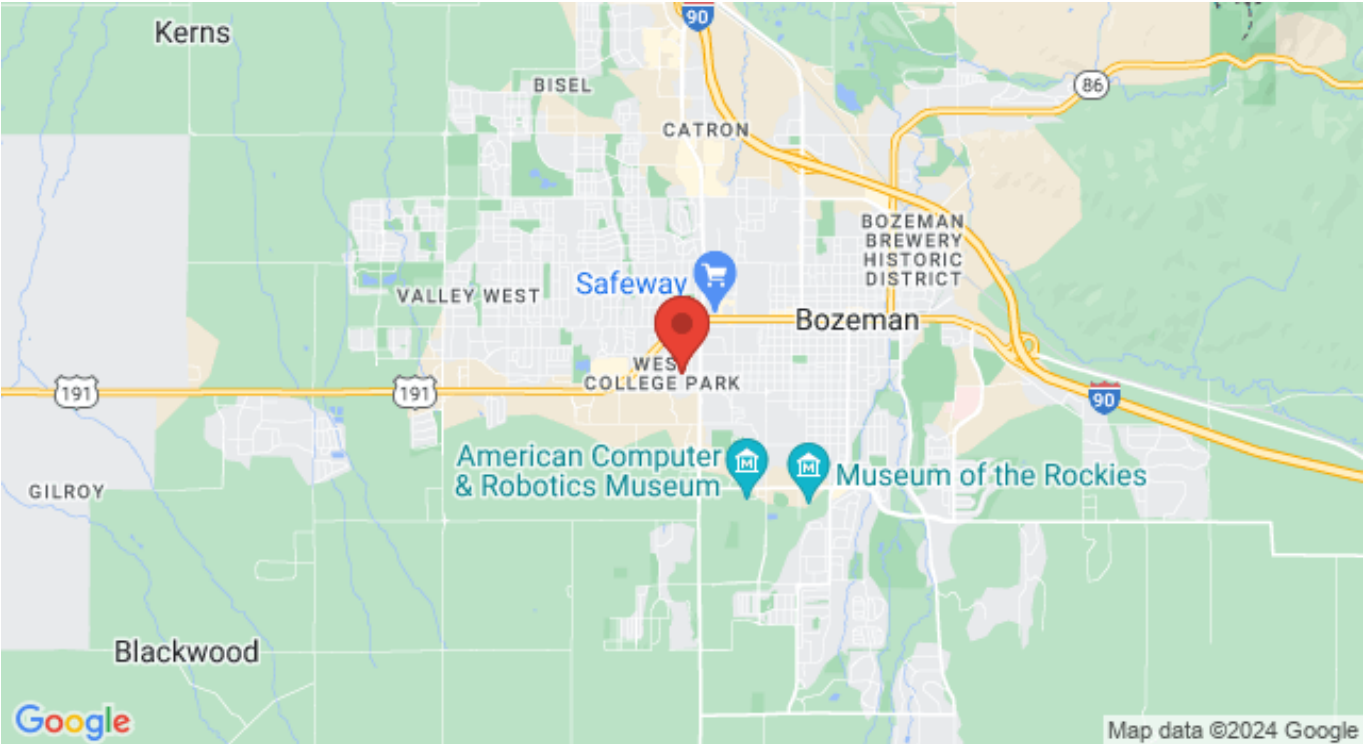


FEATURES

Status:	Active
Type:	Residential
Sub Type:	Condominium
View:	TreesWoods
Water Features:	None
Listing Date:	2024-06-26
Listing Agent:	Taunya Fagan of Taunya Fagan RE @ Estate House

Year Built:	1987
Beds:	2
Baths:	2
Appliances:	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
Heating/Cooling:	Baseboard Electric None

LOCATION



Address: 2200 W Dickerson Avenue, Bozeman MT 59718

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*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

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