

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



4562 Bembrick Street, Bozeman MT 59718

\$1,298,000
Acres: ± 0.22
MLS#: 394954

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DelgerRealEstate.com

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Information deemed reliable,
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INTRODUCTION

If you are looking for elbow room for guests or for an additional revenue stream, this might be your ticket! Located in the COVETED Valley West subdivision, this single-family home with a detached apartment (ACCESSORY DWELLING UNIT) is turnkey and ready to go! The main house includes 4 beds, 3.5 baths, 3,092 sq ft, and a detached 2-car heated garage. There are 2 MASTER SUITES in this home! Special features include Navien tankless hot water heater (gas), 2 heat zones (one up and one down) with the commercial grade furnace, fans in almost every room, engineered hardwood floors, Quartz and granite counters, a wine fridge, CENTRAL AIR CONDITIONING, 2 living rooms, and two office locations. The first floor is spacious (1,768 sq ft) which includes the master suite with an oversized walk-in closet and massive master bathroom. The office has large French doors and is positioned towards the front door. The living room adjoins the dining and kitchen which overlook the large back patio and fenced-in yard. The appliances have been upgraded to stainless steel Kitchen Aid. There are a total of 3 bedrooms upstairs (one of which is a secondary MASTER SUITE), another full guest bath, a second living room and a secondary potential office location. The apartment has a private entrance (776 sq ft); 1 bedroom, full kitchen, pantry, stainless steel appliances, living room, washer/dryer, its own covered carport, and a mini-split that provides heat and air conditioning for the guest apartment. Obtain passive income while living in the home. The home sits on a spacious 9,685 sq ft lot with a fully landscaped yard and close proximity to public schools and private schools.

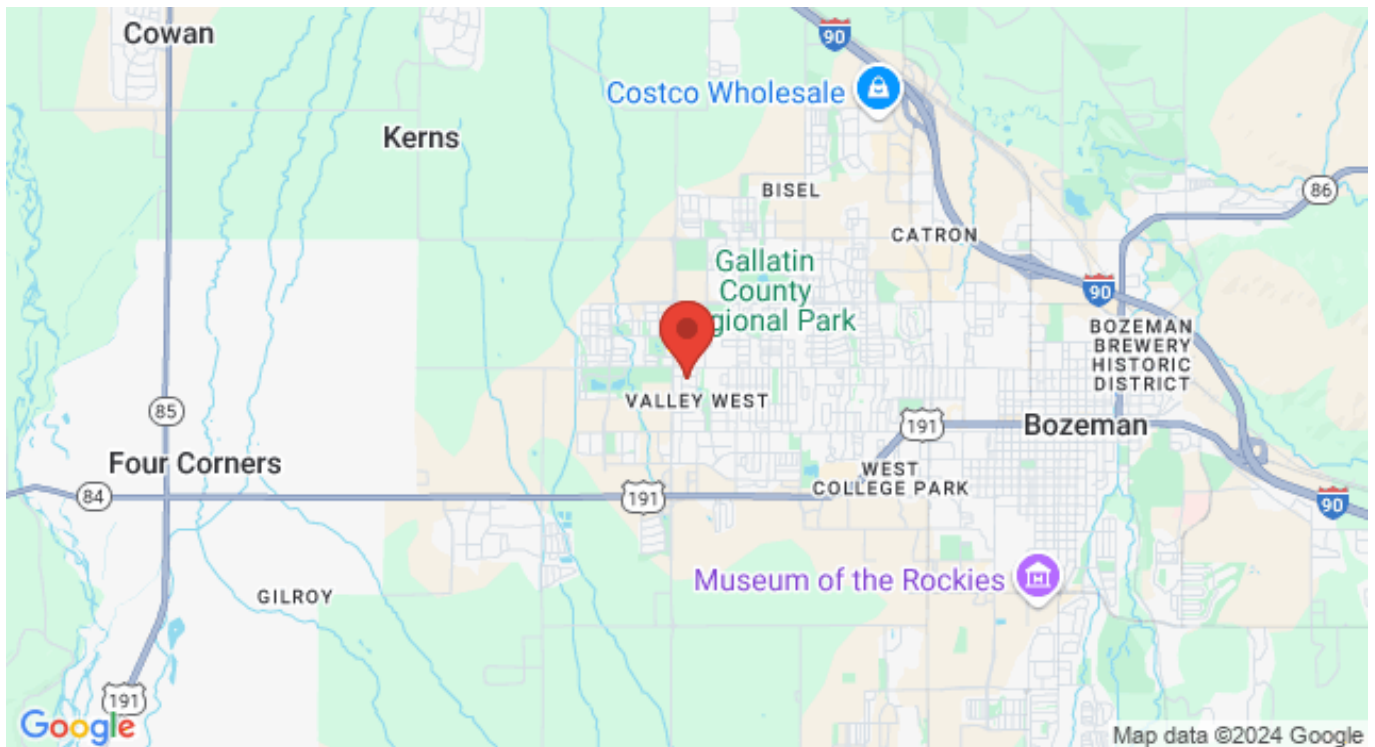


FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.22
Water Features:	None
Listing Date:	2024-08-14
Listing Agent:	Tamara Williams of Tamara Williams and Company

Style:	Craftsman
Year Built:	2017
Beds:	4
Baths:	4
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	ForcedAir NaturalGas CentralAir, CeilingFans

LOCATION

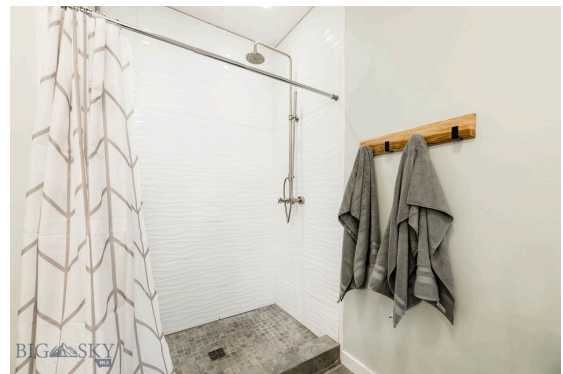


Address: 4562 Bembrick Street, Bozeman MT 59718

PHOTOS



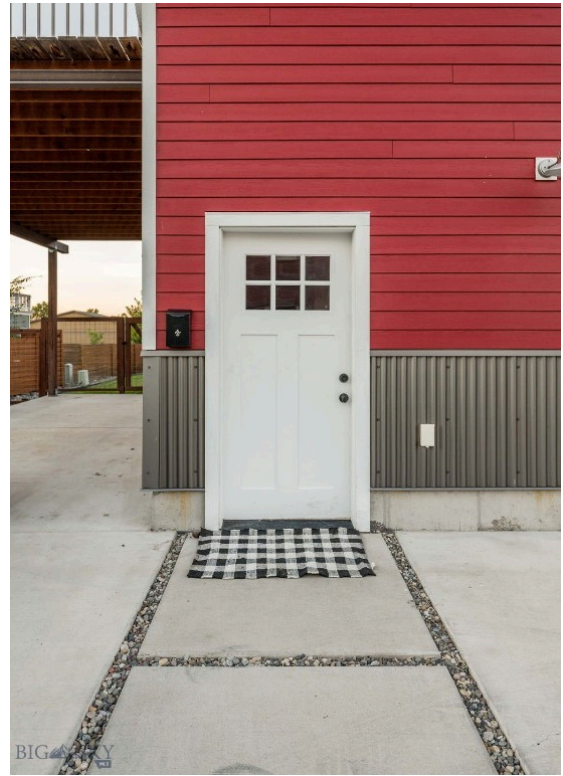














BOZEMAN LIFESTYLE™



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.

LUXURY 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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