

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



2222C Willow Drive, Livingston MT 59047

\$369,000

Acres: ±

MLS#: 397481

INTRODUCTION

Experience the ultimate in mountain living in this fully furnished, south-facing condo. Perfectly situated on the top floor, this two-bedroom, two-bathroom unit offers unique, breathtaking views of the Absaroka Mountains. Inside, discover an open-concept floor plan featuring a gourmet kitchen complete with quartz countertops and a breakfast bar, perfect for entertaining. The spacious living area is bathed in natural light that showcases the modern finishes and high-end pieces that were thoughtfully collected to complement and enhance the space. Enjoy the convenience of a fully stocked kitchen and Maytag washer and dryer, making this condo ideal for both short-term stays and long-term living. An additional conveniently located secure storage room adjacent to the condo and private single-car garage provides plenty of safe storage and parking. Beyond your turnkey unit, you'll have access to a community center with a gym, and enjoy the proximity to world-class outdoor adventures. With Yellowstone River, Downtown Livingston and the i90 corridor just minutes away, Yellowstone National Park, Bridger Bowl Ski Area, Big Sky Ski Resort and Bozeman all within easy driving distance, this condo offers the perfect blend of tranquility and accessibility.

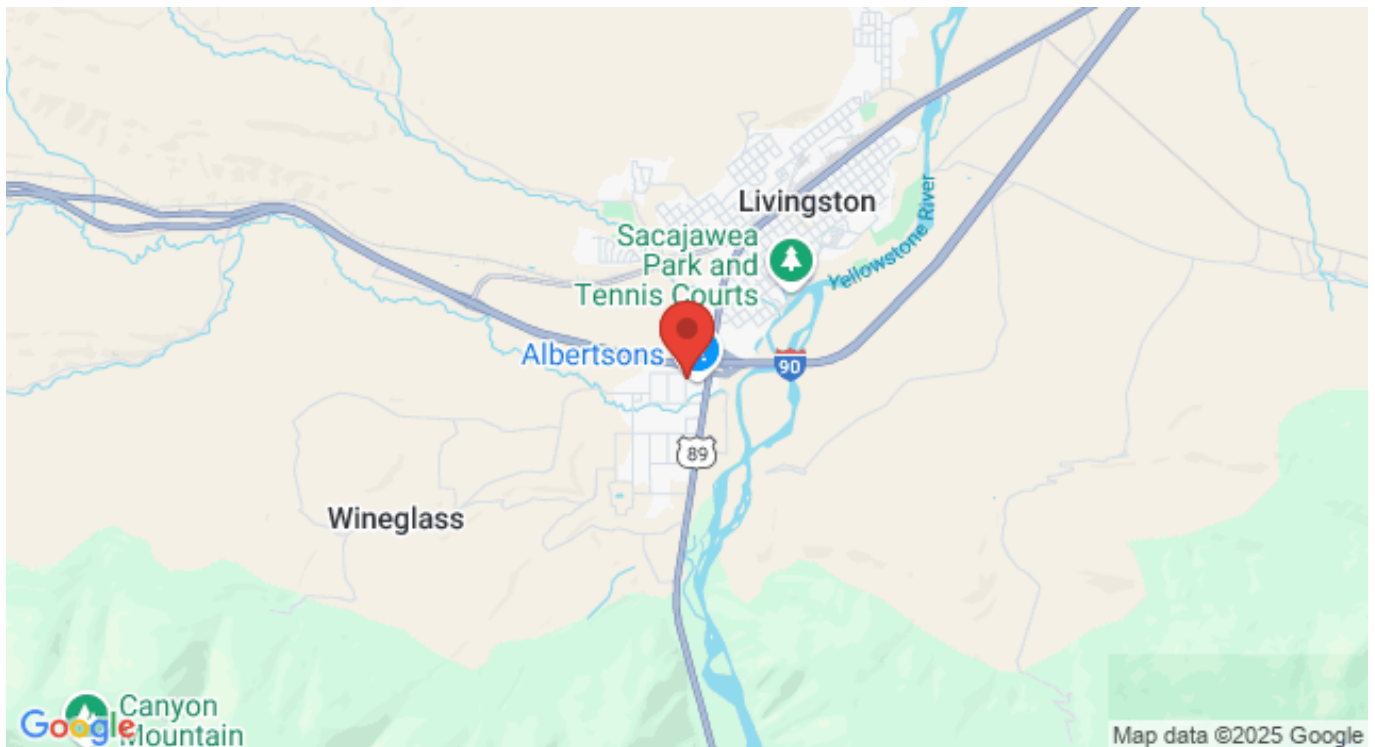


FEATURES

Status:	Active
Type:	Residential
Sub Type:	Condominium
View:	Mountains, Southern Exposure
Water Features:	None
Listing Date:	2024-10-14
Listing Agent:	Jessica Gerharter of Black Diamond Montana

Year Built:	2021
Beds:	2
Baths:	2
Appliances:	Cooktop, Dryer, Dishwasher, Freezer, Disposal, Microwave
Heating/Cooling:	Forced Air Ceiling Fans

LOCATION



Address: 2222C Willow Drive, Livingston MT 59047

PHOTOS











Rental Reviews:

Randy
Chelsea, Michigan

***** - July 2024 - Group trip
Extremely clean and spacious. Centrally located as well. Our family had a great time!



Christine
Floral Park, New York

***** - July 2024 - Stayed a few nights
The condo was immaculate and so spacious! The place had everything you could possibly need and was perfect for the 4 of us (could definitely fit 2 more people if we needed to). Perfect location for exploring Livingston and Yellowstone. Brooke responded immediately when I had a question before booking. Absolutely perfect Airbnb.



Nicole
8 months on Airbnb



Kathy
3 years on Airbnb

***** - June 2024 - Stayed with kids

Incredible space and location. Loved all the amenities.

***** - August 2024 - Stayed a few nights
Perfect location for rest and relaxation! Very clean. Kitchen was well stocked! Beds were comfortable and we slept well. Walkable to Starbucks and Albertsons. Very quiet and beautiful view. A short drive to downtown Livingston. We enjoyed our stay.



Lynette
Boise, Idaho

***** - August 2024 - Stayed with a pet
Beautiful condo. Kitchen was stocked with any appliance you would need. We didn't eat any meals in the condo and only used the space for sleeping. The condo had a sweet little welcome basket for my grand-dog who was with us. Benny loved the treats and used the sheet so he could snuggle next to his mom and dad. Such a thoughtful gesture. The attention to detail was evident throughout the condo. I hope we have the opportunity to stay here again.



Danny
Pipe Creek, Texas

***** - July 2024 - Stayed a few nights
Great location, well equipped—immaculately clean.



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 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 Livingston and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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