

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger  
BROKER / OWNER  
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**THIS BROCHURE PROVIDED BY CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## 2163 East River Road, Livingston MT 59047

\$875,000

Acres: ± 1.83

MLS#: 397717

# INTRODUCTION

Discover a remarkable opportunity with this versatile property, perfect for multi-generational living or generating rental income. Nestled in the breathtaking Paradise Valley, this home is ideally located between Livingston and the North Gate of Yellowstone. Currently, it thrives as a popular vacation rental with a track record of consistent bookings. The main home includes a full kitchen, a living/dining area, a primary bedroom, an additional room currently used as a bunk room, a full bathroom, and a half bathroom. Additionally, there is a mother-in-law suite featuring a studio-style unit with a spacious, luxurious bathroom and a kitchenette. Included in the sale is a 29-foot RV, which is skirted with 2 inches of foam insulation and has a privacy screen around it ideal for a caretaker or for nightly rentals. There is also one other screened RV location on-site. Please note, the current off-grid tiny home/log cabin on the property will be removed prior to closing. All furnishings are included in the sale. The property is located next to Copper Rose Ranch, 1.5 miles from Stone Flower Wedding & Event Venue, 3.3 miles from Pine Creek Lodge, 10.8 miles from Sage Lodge, 11 miles from Chico Hot Springs Resort & Day Spa, and 42.8 miles from the entrance of Yellowstone National Park.

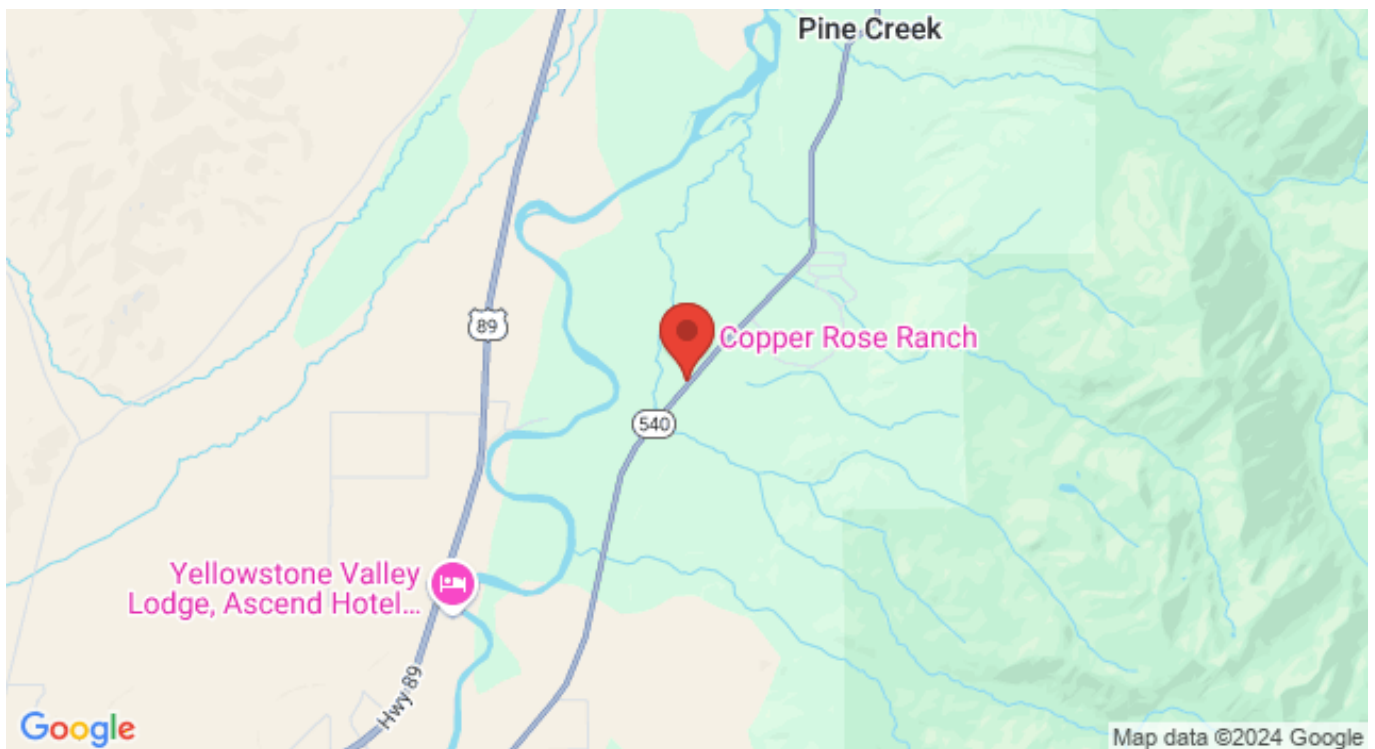


## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	Single Family
<b>Acres:</b>	± 1.83
<b>View:</b>	Farmland, Mountains
<b>Water Features:</b>	None
<b>Listing Date:</b>	2024-10-02
<b>Listing Agent:</b>	Lindsey Dingman of Berkshire Hathaway - Bozeman

<b>Year Built:</b>	1989
<b>Beds:</b>	1
<b>Baths:</b>	2
<b>Appliances:</b>	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Refrigerator, Washer
<b>Heating/Cooling:</b>	ForcedAir Propane NaturalGas WallFurnace CeilingFans, WallWindowUnits

## LOCATION



Address: 2163 East River Road, Livingston MT 59047

# PHOTOS





















# 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 km<sup>2</sup>), of which 2,803 square miles (7,260 km<sup>2</sup>) is land and 10.4 square miles (27 km<sup>2</sup>) (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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