

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



324 N 2nd Street, Livingston MT 59047

\$714,000

Acres: ± 0.1607

MLS#: 398540

DELGER
— REAL ESTATE —
BOZEMAN MONTANA

DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Grand opportunity to own a stunning Victorian home built in 1918 with loads of charm and updates. A historic savvy new owner will appreciate all the beauty this home exhibits along with many updates the seller has completed through the years. The inviting and desirable town of Livingston or "L-Town" as the locals call it was the Original Gateway City to Yellowstone National Park. The Yellowstone River flows in this town which is famous for fly fishing and other recreational activities. Livingston encapsulates the best of the small town western charm feel while being surrounded by phenomenal mountain views/ranges but providing all the conveniences one wishes for. This residence is perfectly located within walking distance of downtown for exceptional dining, cocktails, and shopping. Livingston is known for their unique restaurants, galleries, and live music. Chico Hot Springs and Emigrant Bar are a short drive away popular with not only the locals but visitors all around. Zoning is R-3 which opens opportunities for many uses such as adding an ADU or the home could be reconstructed for apartments. VRBOS are also in high demand in this vicinity or a new owner will be pleased to make this place their very own private relaxing sanctuary. Appreciate a nice cup of coffee in the morning on the covered front porch and a glass of wine in the evening while watching the sunset. Updates include but not limited to wood flooring, updated bathrooms, paint, insulation, and a full attic remodel. Seller opened up the attic adding a spiral staircase from the main level to provide an additional large bedroom, bathroom with a tile rain shower, extra storage space and a play room. The basement where the 4th bedroom and office are located have non-egress windows. Buyers to verify square footage any/all information pertaining to the property. Seller states she did have an energy audit and house is energy efficient as utility bills provide.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.1607
Water Features:	None
Listing Date:	2024-12-17
Listing Agent:	Trina Slater of Aspire Realty

Style:	Victorian
Year Built:	1918
Beds:	4
Baths:	3
Appliances:	Dryer, Dishwasher, Range, Refrigerator, Washer
Heating/Cooling:	Baseboard CeilingFans

LOCATION



Address: 324 N 2nd Street, Livingston MT 59047

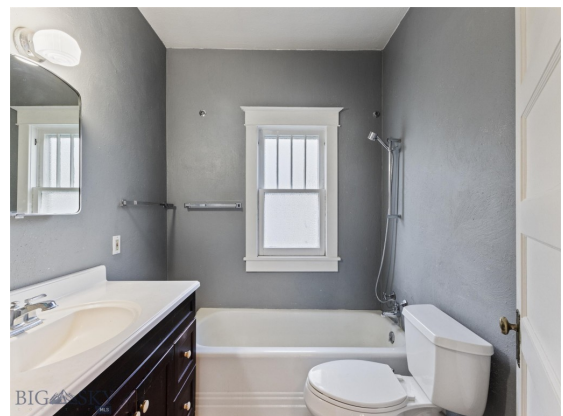
PHOTOS







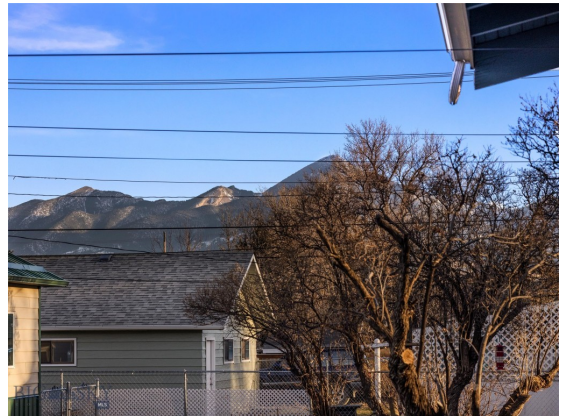












LIVINGSTON LIFESTYLE



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 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



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2024-12-27