

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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Powered by Data, Technology, and Local Expertise



132 Old Clyde Park Road, Livingston MT 59047

\$1,300,000
Acres: ± 3.89
MLS#: 398546

INTRODUCTION

This fabulous home has been meticulously maintained and is move-in ready, you'll feel right at home! Spacious, comfortable, and thoughtfully designed to soak up the spectacular views from all the south facing rooms so you can enjoy the river in every season. This main floor living room has a fireplace for hanging your stockings and a wood stove insert for added comfort as a supplemental heat source. Large dining area with huge picture window centered perfectly to capture the mountain views and Livingston Peak. This open, inviting kitchen has lots of countertop space for your culinary creativity and a door leading to the huge, brand new deck, perfect for grilling and your outdoor living! The cozy family area off the kitchen has a window seat wrapped in views and another fireplace. The primary bedroom and bath is conveniently located on the main floor, also 2 more bedrooms and a full bath upstairs. This daylight basement has a large family room with a charming antique wood cook stove which you can fire up for added warmth if you'd like. There's another bath on this level as well as the laundry room and an extra room for your office/studio/home workshop or work-out room, you decide. Brand new roof, new flooring, new windows, new central AC, new interior & exterior doors, new lighting, new paint, new bathroom fixtures, new blinds, underground sprinklers, and paved driveway, too, this place has it all! Attached double garage plus large, detached shop giving you plenty of room for your boats, bikes, and other toys as well as extra space for your lawn and garden equipment. All of this on 3.89 acres bordering the world-renowned Yellowstone River on a great stretch famous for its excellent trout fishing. No flooding issues to be concerned with either. Wildlife visits are a common experience including the daily deer, the occasional bear, as well as a moose or two. Birders will enjoy all the waterfowl and bird life, osprey, eagles, geese, and ducks are a daily occurrence as well as regular visits from sand hill cranes, herons, pelicans, swans, hawks, and owls. Rarely do river front homes like this become available, this place is a gem. Less than 4 miles from downtown Livingston on a paved road for easy, year-round access, this place is absolutely amazing!



FEATURES

Status:	Pending
Type:	Residential
Sub Type:	Single Family
Acres:	± 3.89
View:	Farmland, Mountains, River, CreekStream
Water Features:	Creek, RiverFront, RiverAccess
Listing Date:	2024-12-16
Listing Agent:	Michelle Becker of Maverick Realty

Style:	Custom
Year Built:	1971
Beds:	3
Baths:	3
Appliances:	Dishwasher, Range, Refrigerator
Heating/Cooling:	ForcedAir NaturalGas Wood CentralAir, CeilingFans

LOCATION



Address: 132 Old Clyde Park 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 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.

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 Livingston and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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