

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



2200 W Dickerson, Bozeman MT 59718

\$435,000

Acres: ±

MLS#: 398960

INTRODUCTION

You're sure to enjoy the beauty of this Southbrook condo with its park-like setting, established landscaping and perennial flowers. It's perfectly located close to MSU and all the main thoroughfares of Bozeman. This west facing, single-level, upstairs unit is surrounded by towering deciduous shade trees and overlooks some common area open space where you can enjoy time on the covered porch. This updated condo features 2 bedrooms with ample closet space, 2 full bathrooms and approximately 1,167 square feet. The large living area overlooks the covered porch, and has a brick fireplace with a pellet stove insert for cozy winter warmth. The dining area overlooks common treed common area and has easy access to the covered porch and the kitchen. There's so much storage to be had in this condo, including the detached, one-car garage with built-in shelving and a large attic space. Recent improvements include: 1. A pellet stove and was professionally cleaned last year 2. New light fixture in the dining room 3. New insulation 4. New light fixture in the guest bathroom 5. Extended kitchen wall (to accommodate refrigerator and coat closet) 6. Removed the wall dividing the kitchen and the living room 7. Vented downdraft stove (hence the pillar off of the kitchen island) 8. New kitchen countertops 9. New lighting in the kitchen 10. Texture matched kitchen ceiling 11. Built-in Shelving: over the refrigerator and in the kitchen island 12. Pendant lighting over the kitchen island 13. Water line to the ice maker 14. New garbage disposal 15. New closet doors



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Condominium
View:	TreesWoods
Listing Date:	2025-01-29
Listing Agent:	Michael Morgner of Legend Real Estate

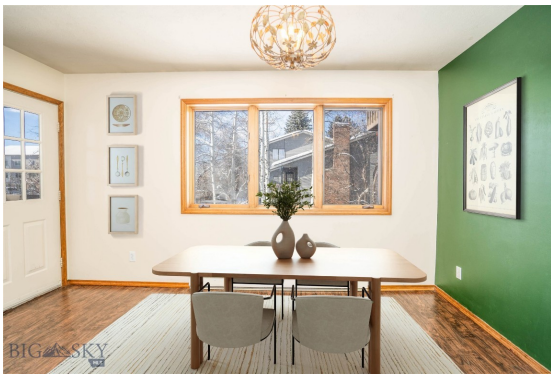
Style:	Bungalow
Year Built:	1985
Beds:	2
Baths:	2
Appliances:	Disposal, Range, Refrigerator
Heating/Cooling:	Baseboard Electric Stove Wood None

LOCATION



Address: 2200 W Dickerson, Bozeman MT 59718

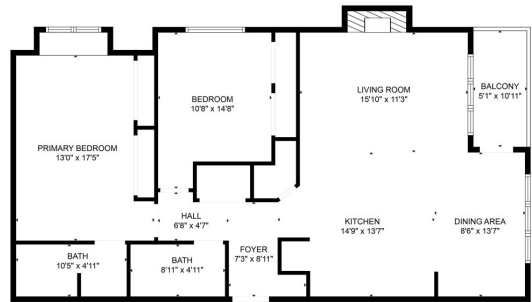
PHOTOS











BIG SKY FLOOR PLAN CREATED BY CIRCULAR WITH MEASUREMENTS DEEMED HIGHLY RELIABLE, BUT NOT GUARANTEED.





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.

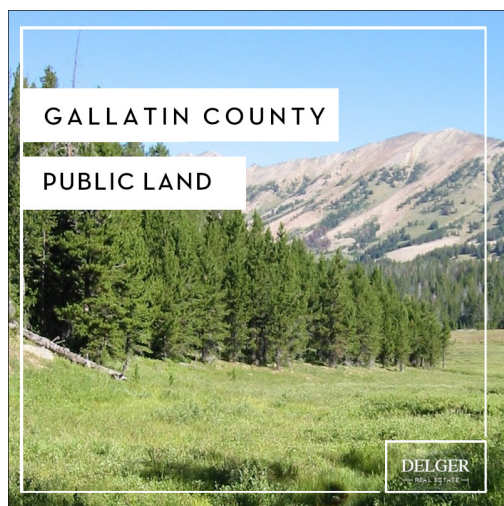
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

BOZEMAN 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



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