

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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Powered by Data, Technology, and Local Expertise



312 N 23rd Avenue, Bozeman MT 59718

\$1,079,000
Acres: ± 0.215
MLS#: 399270

INTRODUCTION

This spacious family home is a hidden gem situated on a highly desirable section of N 23rd Ave that is just steps away from Kirk Park. Boasting nearly 3,650 sq ft, this home lives large. It features 5 bedrooms, 3 - 1/2 baths, 3 living rooms, 2 additional bonus rooms and tons of storage. The home was built in 2001 and has extensive recent updates that include maple hardwood floors, vanity and tile updates to all baths, complete interior paint, new LED lighting, recent carpet in the bedrooms, new vinyl plank in the downstairs, updated appliances and much more. The main level living, open concept floor plan, lives beautifully. Relish sitting by the gas fireplace adorned by the floor to ceiling tile work, accenting soaring living room ceilings. Enjoy the spacious main level primary bedroom, large tiled bath, new vanity and spa shower with multiple sprayer heads with access onto the private deck. The open floor plan allows spectacular interaction between the living room, dining area and the enormous kitchen with double oven, great for entertaining. On the main level there is also flex room that can be used as another bedroom or office. Off the large oversized, 2 car garage with workbench and hobby area, is a spacious drop area with cubbies and laundry room featuring new cabinetry and utility sink. Upstairs there are 3 more bedrooms, an updated full bath and huge bonus room over the garage. On the lower level there is another spacious living/rec room with a gas stove, updated bath and flex room that could be a bedroom, workout room, office or more. You'll love the private back yard with UG sprinklers, garden shed for all your tools and large deck with hot tub hookups and privacy wall. For your comfort there is central AC and a high efficiency furnace that were recently updated. The large driveway also has an extra deep space for your RV, boat or other toys. This incredible home is in a convenient, central Bozeman location, just minutes from everything and in a section of West Park Manor that rarely has homes come on the market. With the recent updates, it is turn key and ready to move in and is being offered with all furnishings and new mounted TVs as seen in the listing. Schedule a showing today as this spectacular property will sell quickly!



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.215
View:	Mountains, TreesWoods
Listing Date:	2025-01-31
Listing Agent:	Michael Blevins of Michael Blevins Real Estate

Style:	Bungalow, Contemporary, Craftsman
Year Built:	2001
Beds:	5
Baths:	4
Appliances:	BuiltInOven, DoubleOven, Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	ForcedAir CentralAir

LOCATION



Address: 312 N 23rd Avenue, Bozeman MT 59718

PHOTOS



















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.

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 Bozeman and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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