



BOZEMAN MONTANA

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Powered by Data, Technology, and Local Expertise



## 528 N Black Avenue, Bozeman MT 59715

\$698,000 Acres: ± 0.195 MLS#: 400871





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#### INTRODUCTION

Step into a piece of Bozeman history with this lovingly maintained Minimal Traditional-style cottage, cherished by the same family for four generations. Located one block north of Beall Park and five blocks from the vibrant heart of downtown, this property offers the perfect blend of convenience, charm, and potential. This classic cottage features a cozy living area and a breezeway kitchen that leads past the primary bedroom with its private full bathroom to a back mudroom and stairs to the basement. Downstairs, youll find a combined half bath and laundry room with washer/dryer hookups, plus a spacious second bedroom that could double as an office or rec room, complete with built-in storage and generous natural light.Outside, the fully fenced yard includes a mature tree, underground sprinklers, mowed lawn, and a semi-private back patioperfect for warm summer evenings. Original aluminum awnings on the porch and windows enhance the homes vintage charm and curb appeal. Alley access leads to a detached, oversized 827 sq. ft. two-car garage/workshop with gas-forced heat, a wood-burning stove, and 220V wiringideal for tools, storage, or future conversion to a studio or workspace. Inside the gate, a gravel-lined parking spot offers convenient camper or trailer parking. Zoned R3 for high-density, multipurpose use, this home has no HOA, covenants, or deed restrictions. Its connected to city utilities, making ownership straightforward and full of investment potential. Expand the footprint or add a garage apartment or duplex to generate income and increase resale value. Thoughtfully outfitted for Montana living, it features three efficient gas heaterstwo of which are millivolt systems that run during power outages. A ceiling fan and window A/C keep the home cool during summer.Additional updates include a new roof and siding installed 10 years ago, plus an upgraded garage door system. Whether youre looking for a full-time residence, a lowmaintenance investment, or a home base to enjoy Bozemans parks, trails, and downtown lifestylethis property delivers.Now under \$700,000.00 this is a rare opportunity for equity capture in one of Bozemans most desirable neighborhoods.











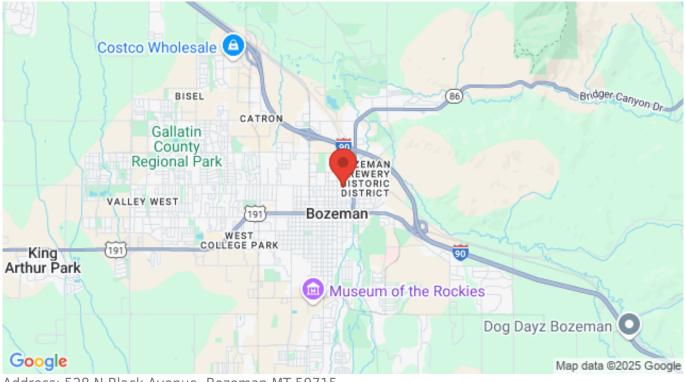


#### FEATURES

Status:	Contingent
Туре:	Residential
Sub Type:	Single Family
Acres:	± 0.195
View:	TreesWoods
Listing Date:	2025-04-16
Listing Agent:	Nichole Skeen of Engel & Volkers - Bozeman

Style:	Traditional
Year Built:	1942
Beds:	2
Baths:	2
Appliances:	Dishwasher, Microwave, Range, Refrigerator
Heating/Cooling:	NaturalGas Wood CeilingFans, WallWindowUnits

#### LOCATION



Address: 528 N Black Avenue, Bozeman MT 59715







#### PHOTOS

















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BIG























































#### BOZEMAN LIFESTYLE<sup>TM</sup>



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 word'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.

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