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THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



803 N Grand Avenue, Bozeman MT 59715

\$750,000

Acres: ± 0.232

MLS#: 400872

INTRODUCTION

MOTIVATED SELLER! Experience the perfect blend of space and convenience in this 5 Bedroom 4 Bath Bozeman home located within 80 miles of the Gardiner North entrance to Yellowstone National Park through Paradise Valley or a 90 mile scenic drive along the Gallatin river through Gallatin Canyon. Situated on four city lots, this expansive retreat offers endless possibilities for both comfort and functionality. Designed to accommodate a variety of lifestyles, the large residence boasts multiple entrances, enhancing accessibility and privacy for residents and guests. Indulge in premium amenities that elevate relaxation, including a private sauna and a soothing steam room your personal haven for unwinding after a day of adventure. Nestled in an ideal location, this home combines the tranquility of nature with the conveniences of city living. Just across the street from Centennial park, it provides a serene local atmosphere with reasonable proximity to the breathtaking wonders of Yellowstone, the luxurious world-class ski resort at Big Sky or the local ski resort with world class terrain at Bridger Bowl and blue-ribbon trout streams . Additionally, the property features motor home parking with a roadside cleanout, making it perfect for those who love to explore the great outdoors. A true gem, this residence captures the essence of local feel and serenity, offering a rare opportunity to live near one of the world's most stunning destinations. note: Hot tub pad with power on west side of the house (hot tub not included) READY TO SELL! Motivated to sell...will consider any and all reasonable offers. Concessions for interest rate buy down, prepaid and/or closing costs will also be considered in an offer.



FEATURES

Type:	Residential	Year Built:	1920
Sub Type:	Single Family	Beds:	5
Acres:	± 0.232	Baths:	4
Water Features:	None	Appliances:	Dishwasher, Range, Refrigerator
Listing Date:	2025-04-11	Heating/Cooling:	ForcedAir NaturalGas None
Listing Agent:	Brad Blanchette of Keller Williams Montana Realty		

LOCATION



Address: 803 N Grand Avenue, Bozeman MT 59715

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.

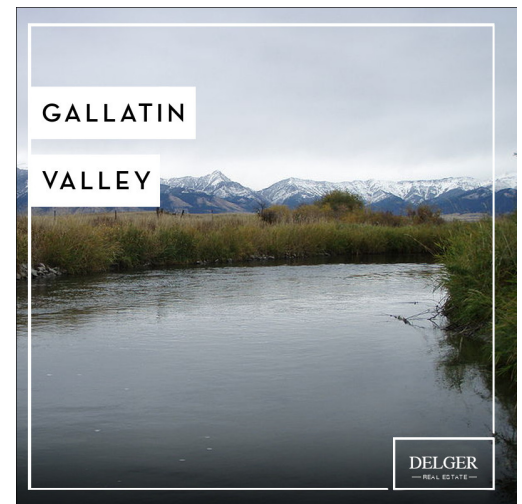
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

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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