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THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



4909 Harvest Parkway, Bozeman MT 59718

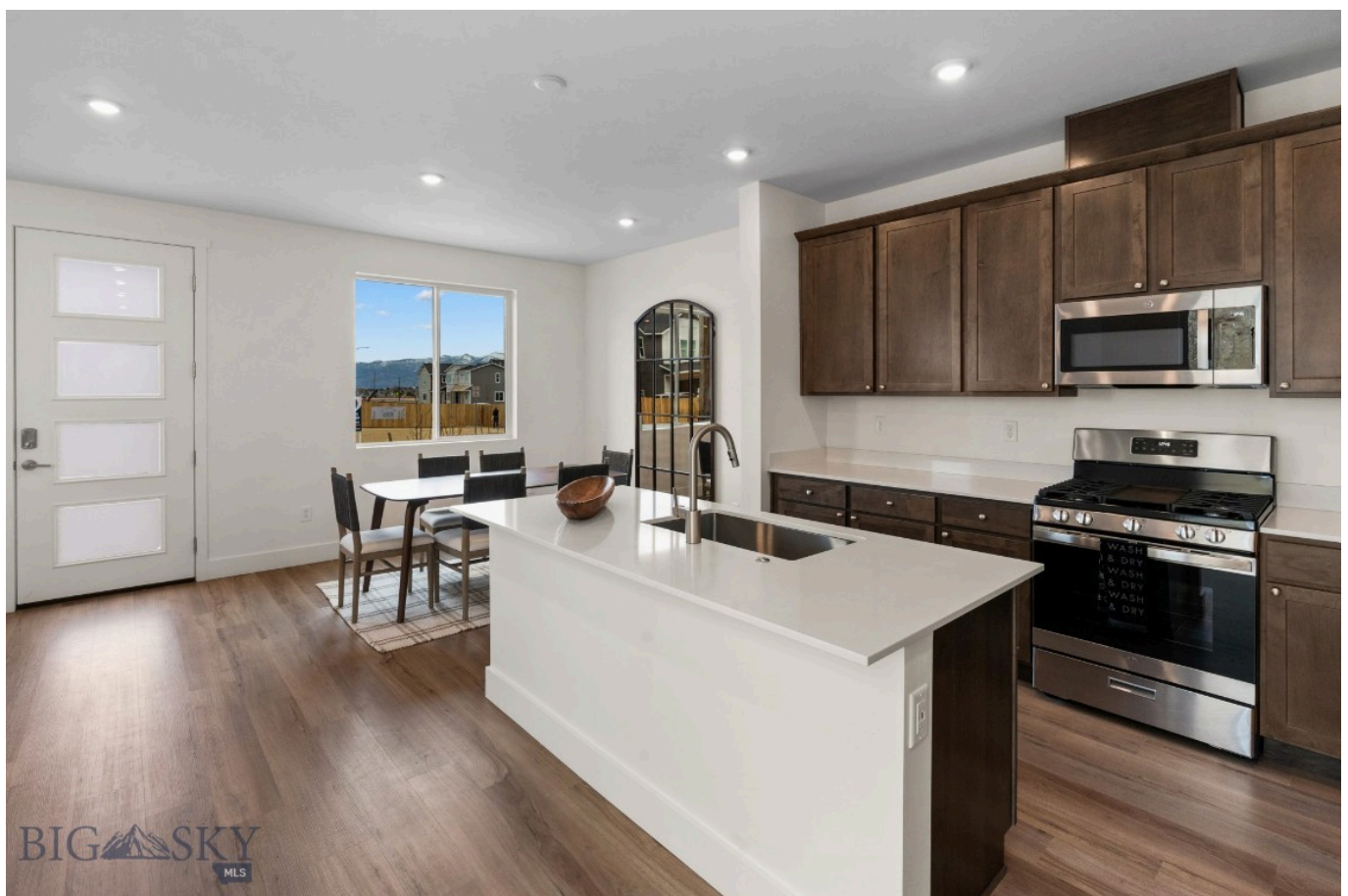
\$537,900

Acres: ± 0.0569

MLS#: 401428

INTRODUCTION

Welcome to Northwest Crossing! This exciting new neighborhood is designed for connection with walkable streets, parks, trails, and a lively commercial district all just steps from your front door. Picture morning coffee at a local caf, afternoons at the nearby Sports Complex or Regional Park, and dinner just a stroll away at your favorite neighborhood eatery. At the center of it all is the Jefferson Plan 1a beautifully designed 3-bedroom, 2.5-bath duplex townhome that makes smart use of space without sacrificing style. The open-concept main floor features quartz countertops, stainless steel appliances, and a great flow from the kitchen to the living and dining areas. Out front, there's a welcoming porch, and off the side, a low-maintenance yard gives you outdoor space to enjoy without the upkeep. A two-car garage adds everyday convenience, and upstairs you'll find a relaxing primary suite with a walk-in closet, plus two additional bedrooms perfect for guests, family, or a home office. Northwest Crossing is more than a place to live with shops, restaurants, and gathering spaces coming soon, this community is built for connection and everyday ease. Plus, with quick access to downtown Bozeman, Bridger Bowl, and Big Sky, you're never far from your next adventure. Come experience the energy of Northwest Crossing, schedule your tour today!



BIG SKY
MLS

DELGER
— REAL ESTATE —
BOZEMAN MONTANA

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FEATURES

Status:	Active	Year Built:	2025
Type:	Residential	Beds:	3
Sub Type:	Townhouse	Baths:	3
Acres:	± 0.0569	Appliances:	Dishwasher, Disposal, Microwave, Range, SomeGasAppliances, Stove
Water Features:	None	Heating/Cooling:	ForcedAir NaturalGas CeilingFans, VariesByUnit
Listing Date:	2025-04-24		
Listing Agent:	Aaron Cribbes of Williams Homes Inc		

LOCATION



Address: 4909 Harvest Parkway, 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.

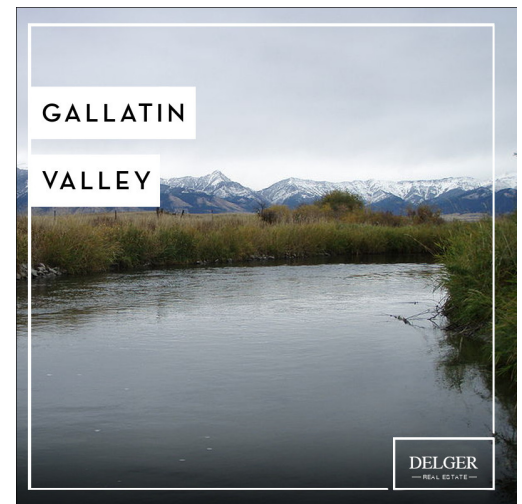
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

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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