



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



212 S 9th Avenue, Bozeman MT 59715

\$915,000

Acres: ± 0.1389

MLS#: 401571

INTRODUCTION

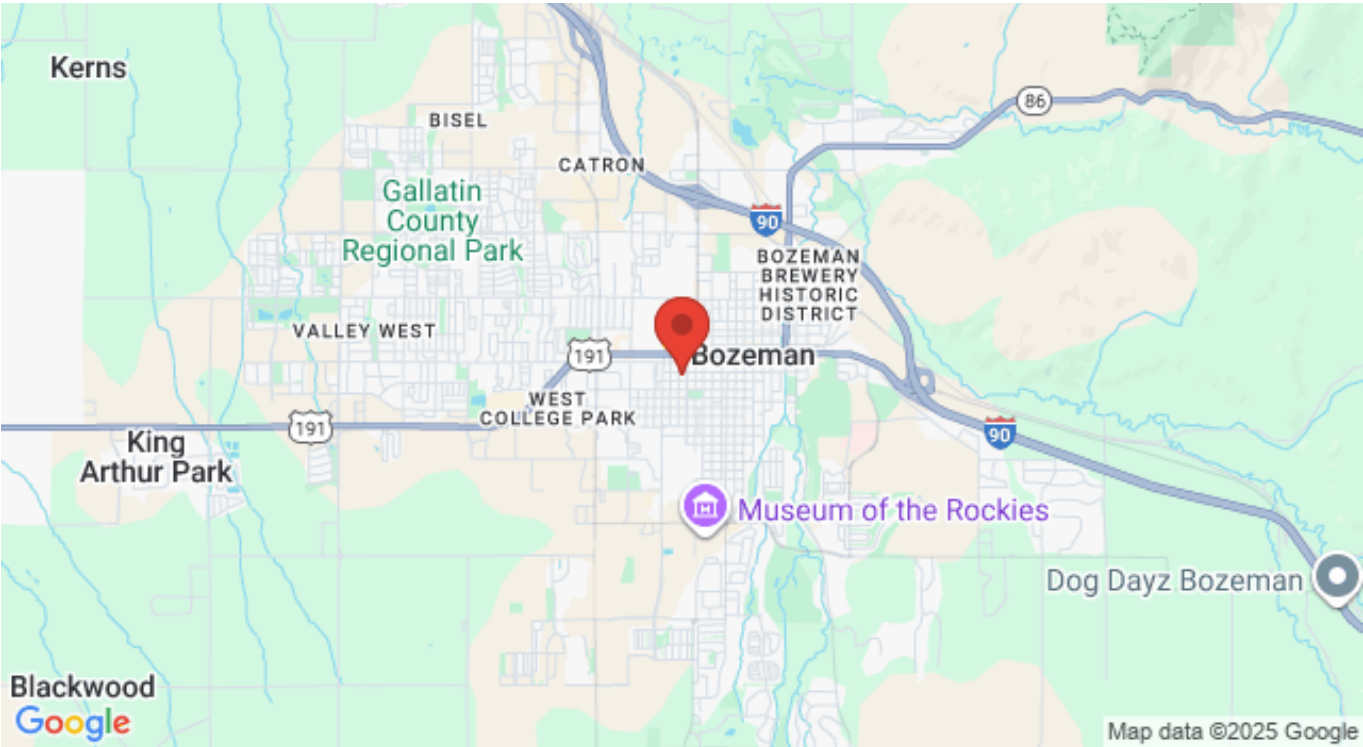
Welcome to the first home ever built on South 9th Avenue, dating back to the early 1900s a true Bozeman original, rich with timeless character and charm. This 3-bedroom, 2-bath home offers a rare opportunity to own a lovingly preserved piece of the city's past, nestled in one of Bozeman's most desirable and walkable neighborhoods. From the moment you step inside, you'll feel the warmth of original details blended with thoughtful updates. Natural light, hardwood floors, and cozy living spaces reflect the home's unique personality, while mature trees and an established yard create a peaceful retreat just minutes from downtown, MSU, and Cooper Park. The kitchen features a vaulted ceiling and skylight that floods the space with natural light. The inviting living room is anchored by a gas fireplace, and two main-level bedrooms to offer comfort and convenience. Upstairs, the loft includes a bedroom, an office, and a charming nook perfect for reading, play, or creative work. Head to the basement where there's even more space to make it whatever you wish, plus a dedicated laundry and storage room for added functionality. Outside, enjoy a spacious yard with mature landscaping, raised garden beds, and a nearly-new hot tub. The home is completed with an alley-accessible detached garage, complete with an additional carport, and completely finished small office space. Whether you're drawn to the history, the location, or the potential, this home is truly one of a kind and ready to welcome its next chapter.



FEATURES

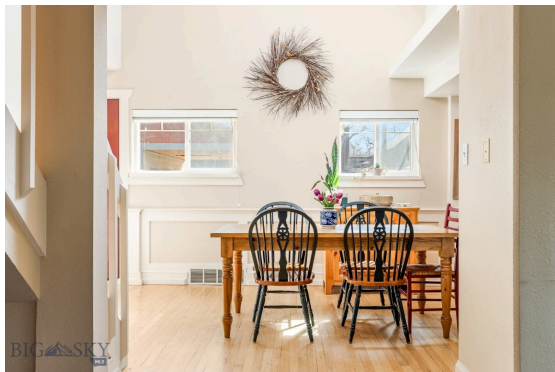
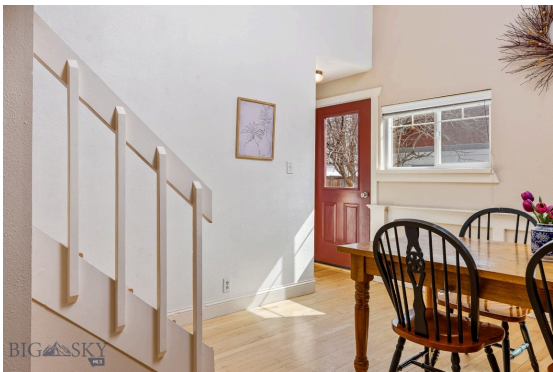
Status:	Contingent	Style:	Traditional
Type:	Residential	Year Built:	1920
Sub Type:	Single Family	Beds:	3
Acres:	± 0.1389	Baths:	2
Listing Date:	2025-05-02	Appliances:	Microwave, Range, Refrigerator
Listing Agent:	Jill Edgell Smith of Bozeman Real Estate Group	Heating/Cooling:	ForcedAir NaturalGas CentralAir

LOCATION

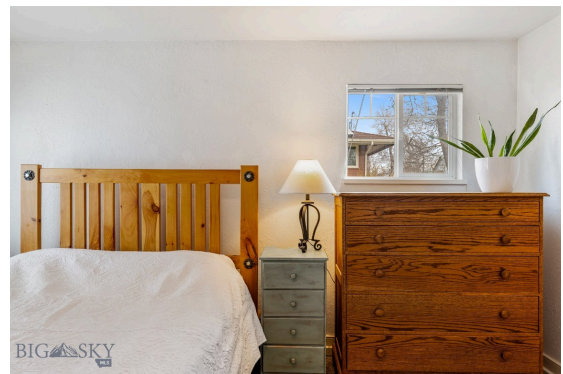


Address: 212 S 9th Avenue, Bozeman MT 59715

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.

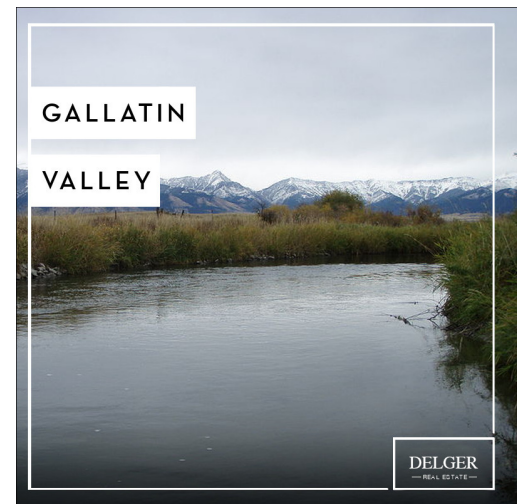
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2025-11-02