

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



3598 Annie Street, Bozeman MT 59718

\$615,000

Acres: ±

MLS#: 401656

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DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

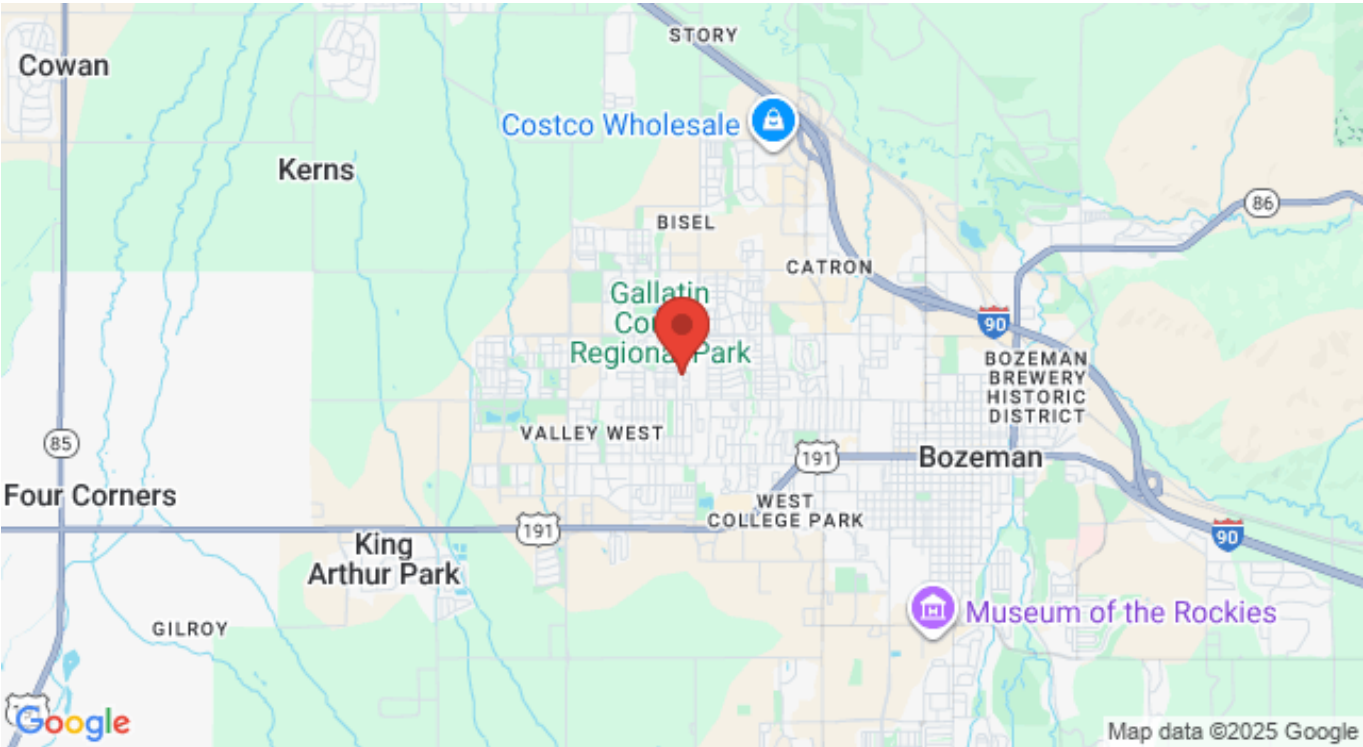
Welcome to 3598 Annie Street where home sweet home meets did we just win the neighborhood jackpot? This charming craftsman-style condo lives like a single-family home and delivers serious function with a main-level primary suite, three additional guest bedrooms (or two plus a dreamy office), and a layout that makes sense and makes life easy. And let's talk parks because this location is a total park-hoppers paradise. Right across the street, you've got a beautiful ~0.62-acre park perfect for playdates, frisbee tosses, or letting the dog stretch their legs. Just a half-block away, there's another ~0.3-acre green space waiting for you. A few minutes away is Oak Springs Park, ideal for casual afternoons and impromptu picnics. And then there's the crown jewel: the 100-acre Regional Park. With sledding hills in winter, a dog park, a trail system, and cross-country skiing when the snow flies, it's an all-seasons kind of perk. Inside, the heart of the home is an open-concept kitchen, living, and dining area, complete with a cozy gas fireplace and easy access to the back patio. The kitchen itself is the perfect eat-in setup offering plenty of space for that farmhouse-style table you've been eyeing or the custom bar seating you've always dreamed of building. Granite countertops, stainless steel appliances, a walk-in pantry, and durable flooring make this space as practical as it is beautiful. The main-level owner's suite is your personal retreat, featuring a spacious layout and a spa-like en suite with a stunning floor-to-ceiling tile shower. A convenient 1/2 bath on the main level adds extra functionality for guests. Upstairs, you'll find two more bedrooms, a full bath, a laundry room, and a flex space perfect for an office, guest room, or your favorite hobby hideout. Bonus: this unit must be owner-occupied due to current tenant-to-owner ratios, which means you'll enjoy a quieter, more community-oriented vibe where your neighbors are truly neighbors not revolving doors. If you're someone who would rather be sipping coffee than shoveling snow, this one's for you. The two-level condo is ideal for low-maintenance living, with lawn care, sidewalk shoveling, and driveway clearing all handled by the HOA. Add in an attached garage, mountain views, and a peaceful sidewalk-lined street, and you've got a home that blends ease with lifestyle. Priced at \$615,000, this one's got the location, the layout, and the low-hassle charm to back it all up.



FEATURES

Type:	Residential	Style:	Craftsman
Sub Type:	Condominium	Year Built:	2014
View:	Mountains	Beds:	3
Water Features:	None	Baths:	3
Listing Date:	2025-05-05	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Listing Agent:	Tamara Williams of Tamara Williams and Company	Heating/Cooling:	ForcedAir NaturalGas None

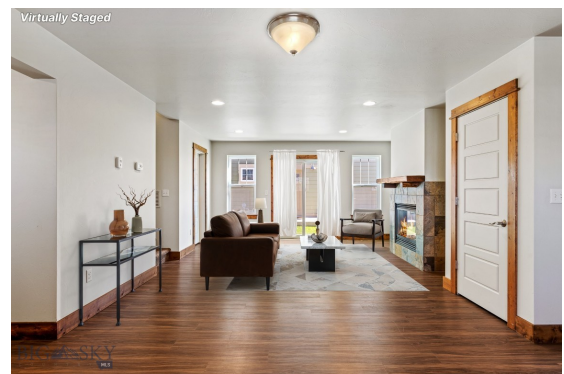
LOCATION



Address: 3598 Annie Street, Bozeman MT 59718

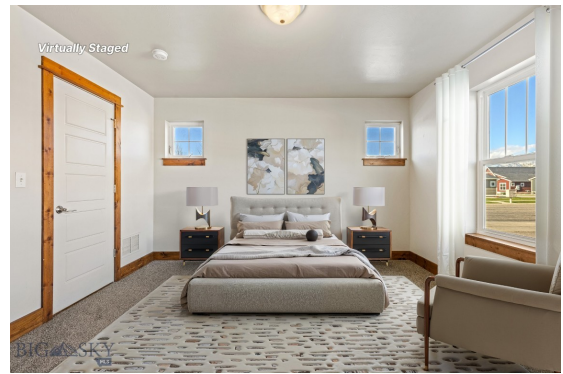
PHOTOS

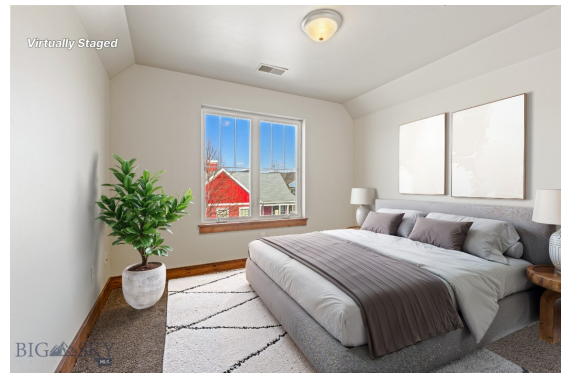


















BOZEMAN LIFESTYLE™



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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v1.01-2025-09-17