



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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150 Old Clyde Park Road, Livingston MT 59047

\$1,750,000

Acres: ± 5.13

MLS#: 401666

INTRODUCTION

Welcome to your Montana dream retreat a beautifully crafted 3-bedroom, 3-bath log home on 5.13 private acres along the pristine banks of the Yellowstone River. Just a few minutes north of Livingston, this meticulously maintained home offers a rare blend of rustic charm, thoughtful upgrades, and unmatched natural beauty. Spanning 2,366 sq ft, the home welcomes you with warm alder cabinetry, rich wood finishes, and a custom cherry wood bookcase that adds elegance and warmth to the living space. A cozy wood stove complements the efficient heating system, while ample windows bring the outdoors in with views of towering seedless cottonwoods, crab apple trees, and mature spruce trees that screen the home from the road and neighborhood. The ones you'll have are good ones. The secluded master suite is complete with his-and-hers walk-in closets and private access to a quiet section of the deck. Two of the three bedrooms feature en suite bathrooms, offering comfort and privacy for family or guests. The home also includes two separate washer/dryer hookups for added convenience and flexible living. Step outside to enjoy a peaceful covered front porch and a secluded deck perfect for relaxing or entertaining. The yard is fully irrigated and frequented by sandhill cranes, deer, eagles, and migrating waterfowl, creating a living postcard of Montana wildlife. A fisherman's paradise, this property boasts true riverfront access. Imagine casting your line just steps from your front door. The property also features a spacious attached 2-car garage, a large 1260 square foot heated shop with a roughed-in bathroom, and a versatile studio building ideal for art, fitness, or office use. At the water's edge, a charming historic fishing cabin awaits, complete with its own kitchenette, bathroom, and screened-in porch perfect for hosting guests or simply unwinding by the river. Additional highlights include a durable metal roof installed in 2012 and ample storage throughout the home, large kitchen pantry and outbuildings. This is more than just a home; it's a private sanctuary where lifestyle, comfort, and natural beauty come together. Whether you're looking for a full-time residence or a legacy getaway, this riverfront gem is a rare find in one of Montana's most picturesque settings.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 5.13
View:	Farmland, Mountains, Rural, River, CreekStream, TreesWoods
Water Features:	RiverAccess
Listing Date:	2025-05-06
Listing Agent:	Lauren Dalzell of Small Dog Realty

Style:	Cabin, Ranch
Year Built:	1992
Beds:	3
Baths:	3
Appliances:	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	Baseboard Electric ForcedAir Wood None

LOCATION



Address: 150 Old Clyde Park Road, Livingston MT 59047

PHOTOS





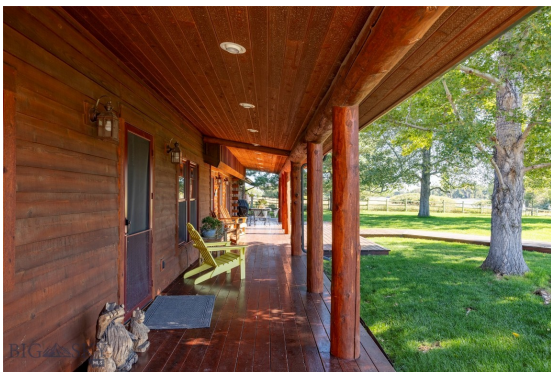
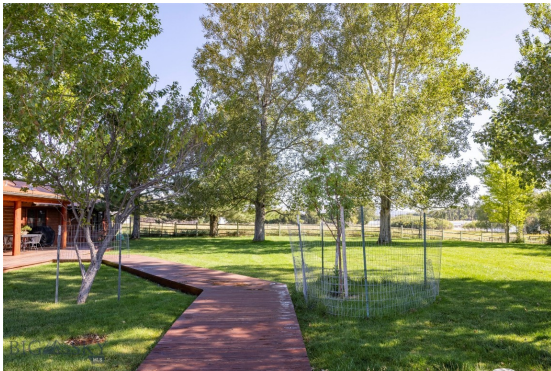














LIVINGSTON LIFESTYLE



Livingston, Montana is a historic train town from the late 1880's that has attracted cowboys, ranchers, artists, and the rich and famous who are enamored by the scenery of this area of southwestern Montana. Livingston has been featured in movies like *A River Runs Through It*, *The Horse Whisperer*, and numerous TV series and commercials.

Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800's. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

When it comes to outdoor recreation the town of Livingston is surrounded by four beautiful mountain ranges, and offers the Yellowstone River, Shields River, and numerous stream and spring creeks for an abundance of outdoor activities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 29 miles from Livingston. Big Sky Resort is 68 miles 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. Yellowstone National Park (2.2 million acres) is located 50 miles south of Livingston.

With a population of about 7,000 people, Livingston has the amenities and services buyers expect for a town of this size. Livingston is less than 20 minutes from Bozeman. The Livingston School District includes Elementary Schools, a Middle School, and a High School. The median price of a single family home in Livingston is 18% lower priced than single family homes in Bozeman and appeals to buyers seeking a smaller town, yet still want to be close to the amenities of Bozeman.

PARK COUNTY

Park County, Montana's estimated population is 16,438 with a growth rate of 1.94% in the past year according to the most recent United States census data. Park County, Montana is the 11th largest county in Montana. Park County has a total area of 2,813 square miles (1.8 million acres or 7,290 km²), of which 2,803 square miles (7,260 km²) is land and 10.4 square miles (27 km²) (0.4%) is water. The highest natural point in Montana, Granite Peak at 12,807 feet (3,904m), is located in Park County.



Paradise Valley is a major river valley of the Yellowstone River in southwestern Montana just north of Yellowstone National Park in the southern portion of Park County, Montana. The valley is flanked by the Absaroka Range on the east and the Gallatin Range on the west. The Yellowstone River, one of Montana's Blue Ribbon Trout Rivers, flows through Paradise Valley and is noted for world-class fly fishing in the river and nearby spring creeks such as DePuy Spring Creek. The valley hosts other natural wonders such as several natural hot springs, including Chico Hot Springs near Emigrant, Montana, La Duke Hot Springs near Gardiner, and Hunter's Hot Springs near Livingston. A small part of Yellowstone National Park is located in the extreme southern part of the county.

The northern end of Park County, Montana contains the Shields River Valley. The Shields River is a tributary of the Yellowstone River. It flows west, then south, between the Bridger Range to the west and the Crazy Mountains to the east, past Wilsall and Clyde Park. It joins the Yellowstone approximately 10 mi (16 km) northeast of Livingston, MT.

LUXURY 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 Livingston and the surrounding areas.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND
LOCAL EXPERTISE*



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