

THIS BROCHURE PROVIDED BY CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERT

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84 Canyon View Drive, Livingston MT 59047

\$875,000

Acres: ± 1

MLS#: 401702

INTRODUCTION

No Covenants and Edge of Town convenience! This spacious 4-bedroom, 3-bath home has been completely remodeled and upgraded. It is a rural and private one-full-acre with mature trees, blooming lilac bushes, a mature apple orchard and producing grapevines. There is also a seasonal irrigation ditch running through the property with plenty of water for a lush, green landscape. The living room has a clear view of Livingston Peak, plus partial views of the spectacular peaks in Paradise Valley. Livingston and Paradise Valley offer a haven for outdoor enthusiasts with world-class fly fishing, hiking, horseback riding, and river rafting the Yellowstone River. Just a quick 25 mile drive over the beautiful Bozeman Pass for access to all the wonderful restaurants and shopping in the exciting college town of Bozeman. Close by is Albertsons Grocery, two gas stations and a quick jump onto I-90 or Hwy 89, with Chico Hot Springs just 25 miles south and approximately an hour to Yellowstone National Park. The home is well insulated and easy to heat with a beautiful, large brick fireplace in the living room, plus a soapstone wood-burning stove in the den that radiates heat for hours. The enclosed and insulated back porch is heated and offers bright light for growing indoors both winter and summer. The master suite has a private sitting area off the master bedroom for quiet relaxation, and the master bath has been completely redone with a beautifully tiled shower featuring two shower heads. New carpet and flooring throughout the home, as well as countertops, cabinetry, doors, finished basement, new roof installed in 2021, and a solar system in 2024. The attached 2-car garage has a separate 60-amp service and is elongated to accommodate 4 cars or large shop area. The large, detached shop with separate driveway entrance has a new metal roof and siding (2023), new Pella windows, Atrium doors, and its own 200-amp electrical service, a standout feature with room for projects and RV/Boat storage.



FEATURES

Type:	Residential	Year Built:	1961
Sub Type:	Single Family	Beds:	4
Acres:	± 1	Baths:	3
View:	Mountains, Rural, TreesWoods	Appliances:	Dryer, Dishwasher, Range, Refrigerator, Washer
Listing Date:	2025-07-09	Heating/Cooling:	Baseboard Electric Solar Wood CeilingFans
Listing Agent:	Doyle Stucky of Keller Williams Montana Realty		

LOCATION



Address: 84 Canyon View Drive, 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.

LIVINGSTON 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.

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LOCAL EXPERTISE***



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