

DELGER
— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



802 W Geyser Street, Livingston MT 59047

\$1,495,000

Acres: ± 0.2058

MLS#: 401844

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INTRODUCTION

The "Church House" has a transitional style blending traditional with contemporary. It offers a comfortable space with an elegant look. This single family home offers 3 en-suite oversized bedrooms, and boast a total of 5 bathrooms. On the top level you will find a quiet TV/Reading loft that leads outside to a roomy covered, outdoor balcony. Great for barbecuing while you admire the sleeping giant with breathtaking views of the Absaroka Mountains. Every house should have the potential to be transformed into a great party space. This is it! The main level is an entertainers dream. Starting with the professional kitchen. Top quality appliances including 2 Wolf Ranges, 2 Dishwashers, 2 Zephyr Stainless Steel Hoods, 2 Refrigerators, Custom Double Faucet, Chefs Sink with Disposal, an additional Single Head Sink with Disposal, Butcher Block Countertops & Center Island, Stainless Steel Drawers and 3/4 rubber Mat Floors. Just off the Kitchen is a Huge Pantry. The great room includes an oversized kitchen table for all of your family and friends to make memories together. After dinner move to the couch and chair around the cozy fireplace. The Lower Level has a large laundry room and two open air spaces for an office or additional family space and the three ensuite bedrooms. Heading outside you will find an 8,965 Square Foot landscaped yard complete with a sprinkler system and fire pit. There is an apple and a pear tree. A great space for outdoor entertaining. The custom, generous (25 x 27) two car garage was built in 2011, and includes 3 automatic garage door openers and a wood fired stove. You enter the garage through the alley. Additional features of the property include: A motion alarm system by Vivint, 6 Wired Speaker for Surround Sound throughout the house, 3 bar set ups (one on each level) Currently has a high speed internet set-up through Spectrum. The sellers are offering a \$10,000 credit for carpet replacement in the lower level and the loft area. The property had a full remodel in 2008 preserving the unique architectural feature with the 10ft walls and a 16ft vaulted ceilings, antique stained glass doors and high end fixtures. If you are looking for an amazing entertaining space to host family and friends, this is it! Located in a prime west-side location close to the famous Yellowstone River, Sacajawea Park and Downtown Livingston Montana. Call for a showing today.



FEATURES

Status:	Active	Style:	Contemporary, Custom
Type:	Residential	Year Built:	1930
Sub Type:	Single Family	Beds:	3
Acres:	± 0.2058	Baths:	5
View:	Mountains, SouthernExposure	Appliances:	BuiltInOven, Cooktop, Dryer, Dishwasher, Disposal, Range, Refrigerator
Listing Date:	2025-05-09	Heating/Cooling:	RadiantFloor CeilingFans
Listing Agent:	Carol Bolton of Small Dog Realty		

LOCATION



Address: 802 W Geyser Street, 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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