

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



55 Michael Grove Ave, Bozeman MT 59718

\$500,000

Acres: ± 0.156

MLS#: 401865

INTRODUCTION

Dont miss this move-in-ready 3-bedroom, 2-bathroom townhome on an exceptionally large corner lot offering a rare amount of outdoor space for Bozeman. Tucked into one of the city's most convenient and desirable neighborhoods, this property boasts a spacious, fully fenced backyard shaded by mature trees perfect for privacy, pets, gardening, and play. Two big, raised garden beds are ready for your green thumb, and a custom-built storage shed adds extra space for gear and tools. The attached one-car garage provides year-round convenience. Plus, there are no HOA fees. Inside, the home offers a warm and functional layout with tasteful updates throughout. The kitchen features newer cabinets, updated countertops, and a modern stainless steel appliance package. The open-concept design flows seamlessly from the kitchen to the dining area and into a bright and comfortable living room perfect for entertaining or relaxing at home. The primary bedroom includes an en suite bathroom, while two additional bedrooms offer flexibility for guests, a home office, or family needs. A second full bathroom serves the main living area and guest rooms. Ideally located just five minutes from shopping and ten minutes to Montana State University and Downtown Bozeman, this home provides excellent access to schools, parks, and public transportation. Whether you're a first-time homebuyer or a real estate investor, this property is packed with potential. Bozeman continues to rank as one of the most attractive cities in the country, thanks to its strong economy, expanding job market, and unbeatable access to the outdoors. With world-class skiing at Bridger Bowl and Big Sky, hiking and biking trails in every direction, and Yellowstone National Park just 90 minutes away, Bozeman is a year-round destination for both residents and renters. This is a rare opportunity to own a well-located home with an oversized lot, incredible outdoor space, no HOA, modern updates, and serious investment appeal. Call your favorite realtor to schedule your showing today!



FEATURES

Status:	Active	Year Built:	1997
Type:	Residential	Beds:	3
Sub Type:	Townhouse	Baths:	2
Acres:	± 0.156	Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator
Listing Date:	2025-05-07	Heating/Cooling:	ForcedAir NaturalGas CeilingFans
Listing Agent:	Jay Oddy of eXp Realty, LLC		

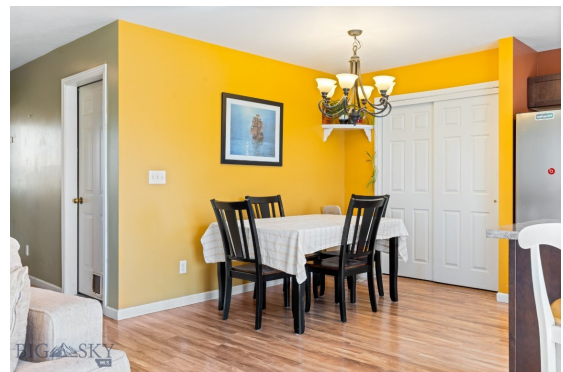
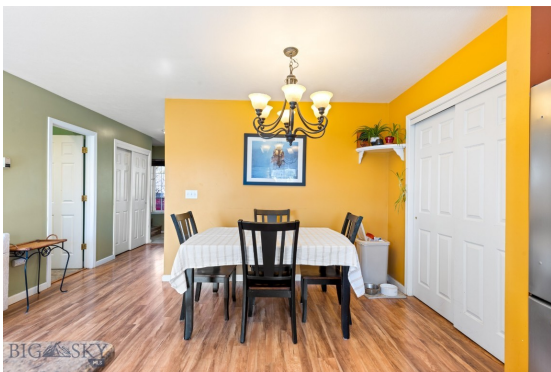
LOCATION



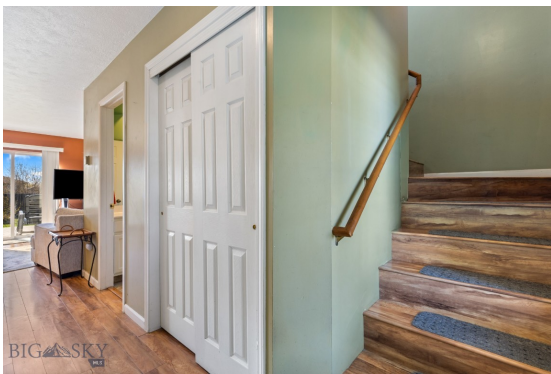
Address: 55 Michael Grove Ave, Bozeman MT 59718

PHOTOS

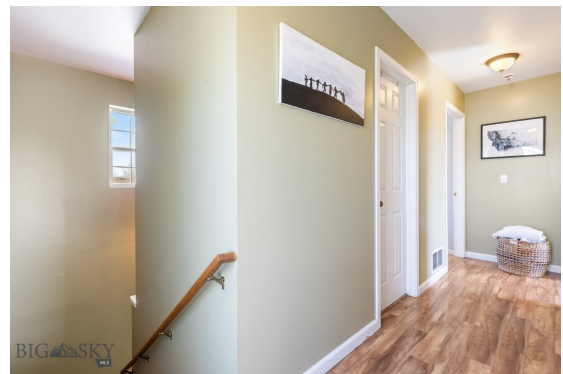


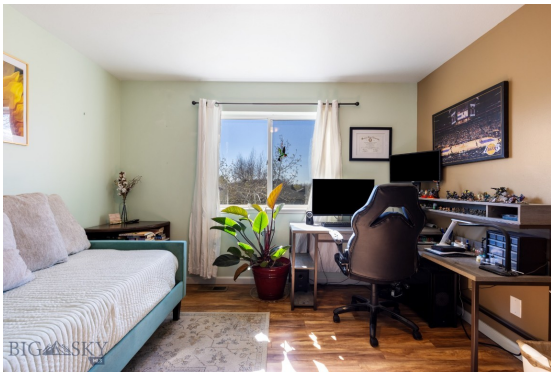
















BOZEMAN LIFESTYLE™



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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