

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



28 Loch Leven Road, Livingston MT 59047

\$1,487,500
Acres: ± 2.74
MLS#: 401968

INTRODUCTION

Welcome to your Montana dream property - Stonefly Retreat in Paradise Valley. An impeccably maintained, turn-key retreat with direct river access in the heart of Paradise Valley. Located just 42 miles from Yellowstone National Parks North Entrance, this stunning home offers the best of Montana living with unparalleled access to nature, recreation, and local charm. Perched above the Yellowstone River with unmatched views of the Absaroka Range and a short walk to the iconic Yellowstone River. Situated on 2.74 acres, this 5-bedroom, 2.5-bathroom home spans over 2,600 square feet and sits safely above the Yellowstone River on top of the levy, outside of the FEMA floodplains. A private walking path leads you to a sandy beach and day-use fishing access, while the Loch Leven boat ramp is just two minutes away. From the primary suite with its custom dual-sided gas fireplace and private sitting room, or from the expansive rebuilt decks, you'll feel like you can reach out and touch the Absarokas. The Milky Way Galaxy and countless shooting stars provide wonder and amazement late into the summer nights. Inside, you'll feel cozy comfort and marvel in the preserved authentic, rustic Montana charm. Thoughtful updates include new basement flooring, a complete interior repaint, landscaping, a new furnace, new electric panel, and a replaced hot water heater to name a few. The home is sold fully furnished (new and antique pieces) including a packed calendar of Airbnb bookings, consistent 5-star reviews, and the option to continue with one of Paradise Valley's most highly regarded property managers, if that's what you seek. Other features include: No HOA and minimal covenants Ultra-high-producing well Massive pole barn for tools, gear, and equipment (lawn mower and other tools included!) Rebuilt 850 sq. ft. of deck space for soaking in the views or hosting guests Prime Location: 4.5 miles south of Pine Creek Lodge (home to an epic summer music lineup) 4 miles north of Mill Creek Rd 15 minutes to Chico Hot Springs, Sage Lodge, and the iconic Old Saloon Nestled between Copper Rose Ranch and Stoneflower two of the areas most sought-after wedding venues Whether you're seeking a full-time residence, an income-producing vacation rental, or a private fishing basecamp, this property delivers the rare combination of easy river access (without the worries), mountain views, and turnkey comfort in one of Montana's most celebrated valleys.

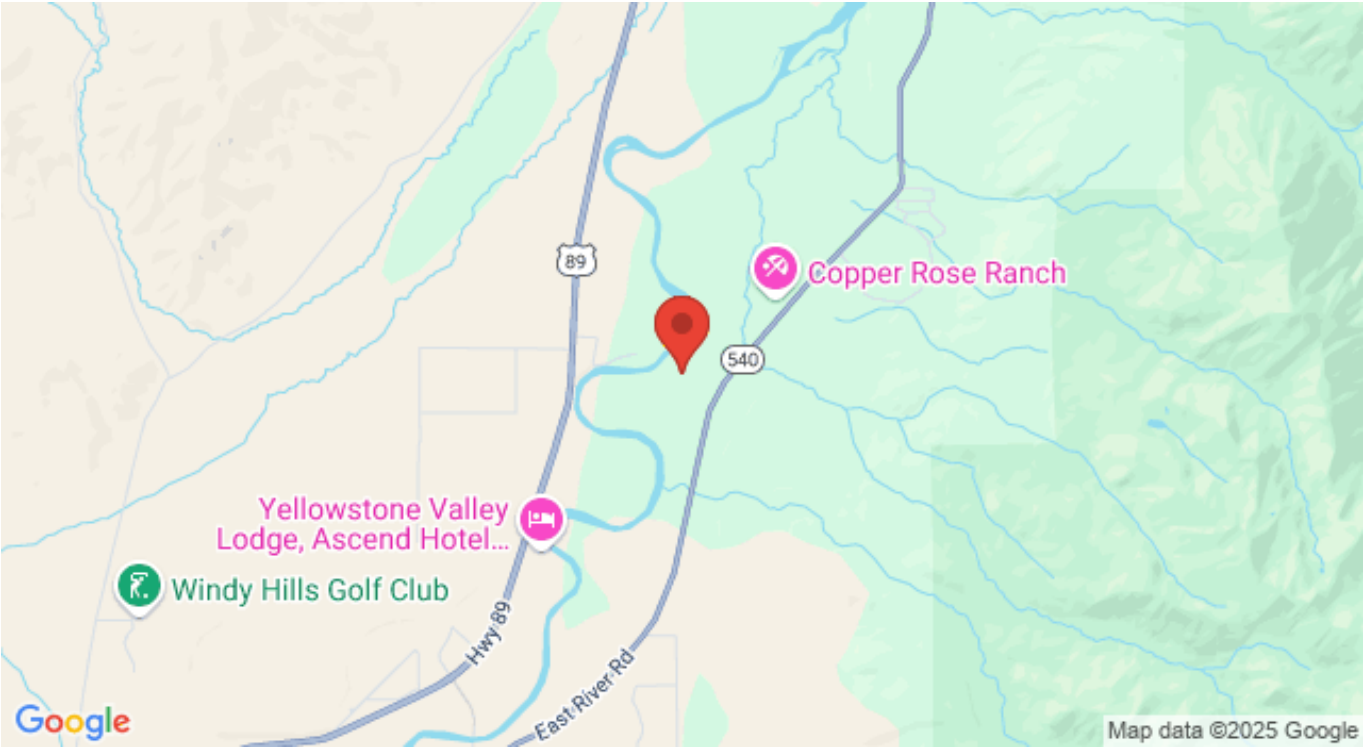


FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 2.74
View:	Farmland, Meadow, Mountains, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods
Listing Date:	2025-05-12
Listing Agent:	Tyler Johnson of Windermere Great Divide-Bozeman

Style:	Traditional
Year Built:	1977
Beds:	5
Baths:	3
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	ForcedAir Propane NaturalGas Stove Wood CeilingFans, WallWindowUnits

LOCATION



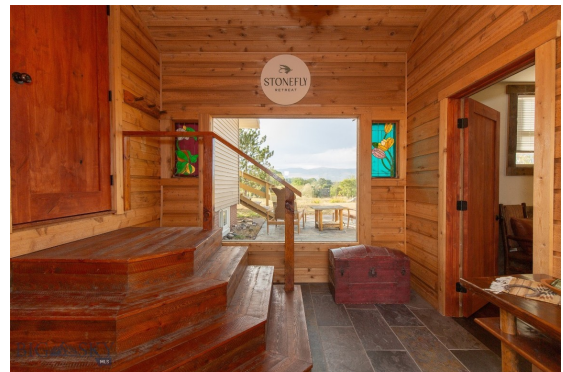
Address: 28 Loch Leven Road, Livingston MT 59047

PHOTOS



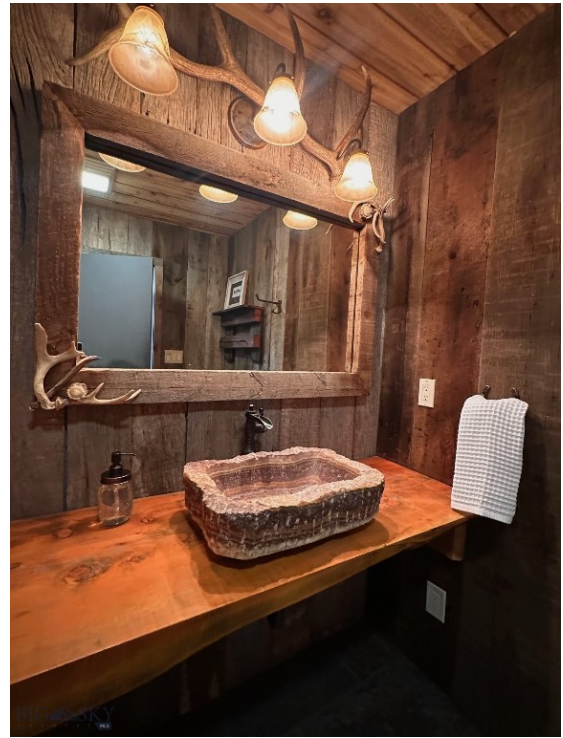
















LIVINGSTON LIFESTYLE



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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