

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



420 N 3rd Street, Bozeman MT 59715

\$795,000

Acres: ± 0.158

MLS#: 402018

INTRODUCTION

Discover a true Bozeman treasure in this beautifully updated 3-bedroom, 1-bath home, ideally located in the vibrant and sought-after Northeast neighborhood. 420 N 3rd Avenue blends colorful artisan craftsmanship with thoughtful modern upgrades, creating a warm, welcoming, and truly one-of-a-kind living experience. The custom wood and metal work throughout adds unmatched character and charm to the property. Inside, custom cabinetry provides both beauty and function in the kitchen, while bespoke window frames and a handcrafted breakfast bar set the tone for the artistic details found in every room. Each space has been thoughtfully curated with unique, high-quality touches that make this home stand apart. The living spaces are cozy yet bright, with warm tones and updated finishes that balance the homes creative spirit with modern convenience. Downstairs, both a wood stove and a gas stove provide efficient, whole-home heating, adding to the inviting ambiance. Step outside and enjoy an expansive backyard oasis your private retreat in the heart of Bozeman. Entertain or relax on the large deck, grow your own vegetables in the raised garden beds, and store your tools and gear in the custom-built shed. The mature and well-maintained landscaping creates a peaceful setting year-round. Substantial system upgrades ensure modern comfort and reliability, including: Newer Rinnai on-demand hot water heater, upgraded 200-amp electrical service, 220-amp power in the detached garage, perfect for a workshop or EV charging, and heated garage for year-round projects or storage. This home offers not just a place to live, but a lifestyle ideal for those who value artisan quality, outdoor space, and proximity to Bozeman's best local shops, trails, and dining. Don't miss your chance to own this rare, custom-crafted Bozeman property.



FEATURES

Status:	Contingent	Style:	Bungalow, Craftsman, Custom
Type:	Residential	Year Built:	1950
Sub Type:	Single Family	Beds:	3
Acres:	± 0.158	Baths:	1
Listing Date:	2025-05-12	Appliances:	Dishwasher, Range, Refrigerator, SomeGasAppliances, Stove
Listing Agent:	Dianne Click of Bozeman Brokers	Heating/Cooling:	Stove WallFurnace None

LOCATION



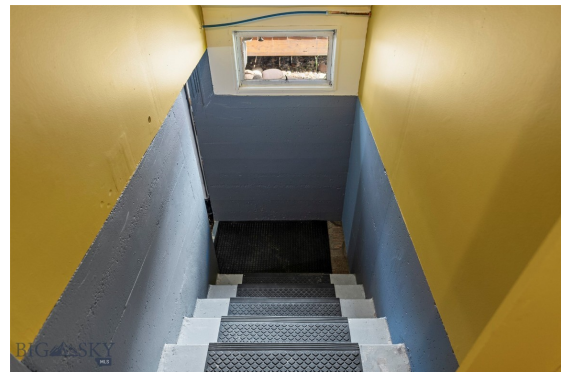
Address: 420 N 3rd Street, Bozeman MT 59715

PHOTOS





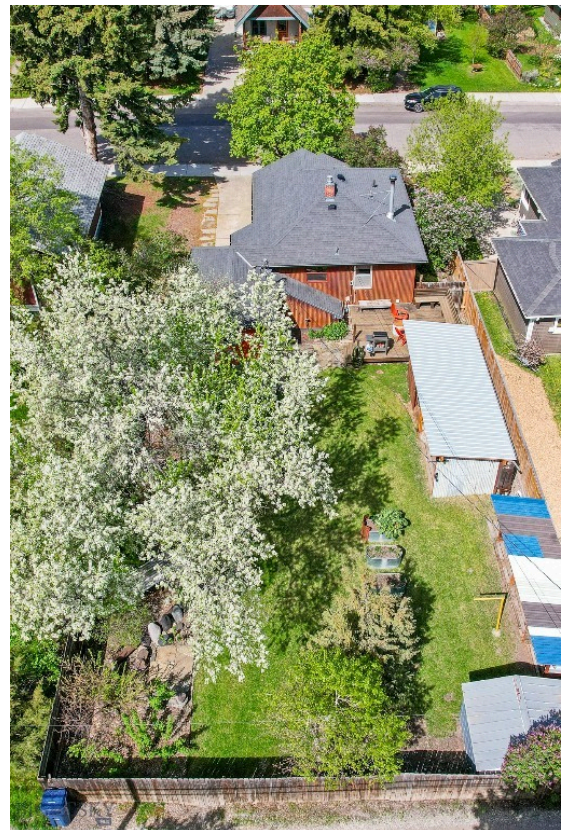














BOZEMAN LIFESTYLE™



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.

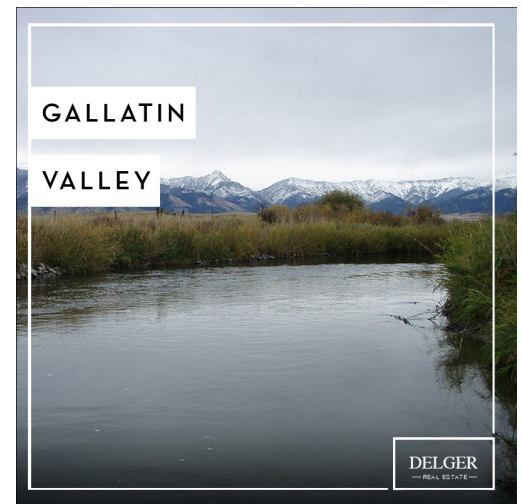
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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