

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



507 Flathead Avenue, Bozeman MT 59718

\$765,000

Acres: ± 0.204

MLS#: 402284

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MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

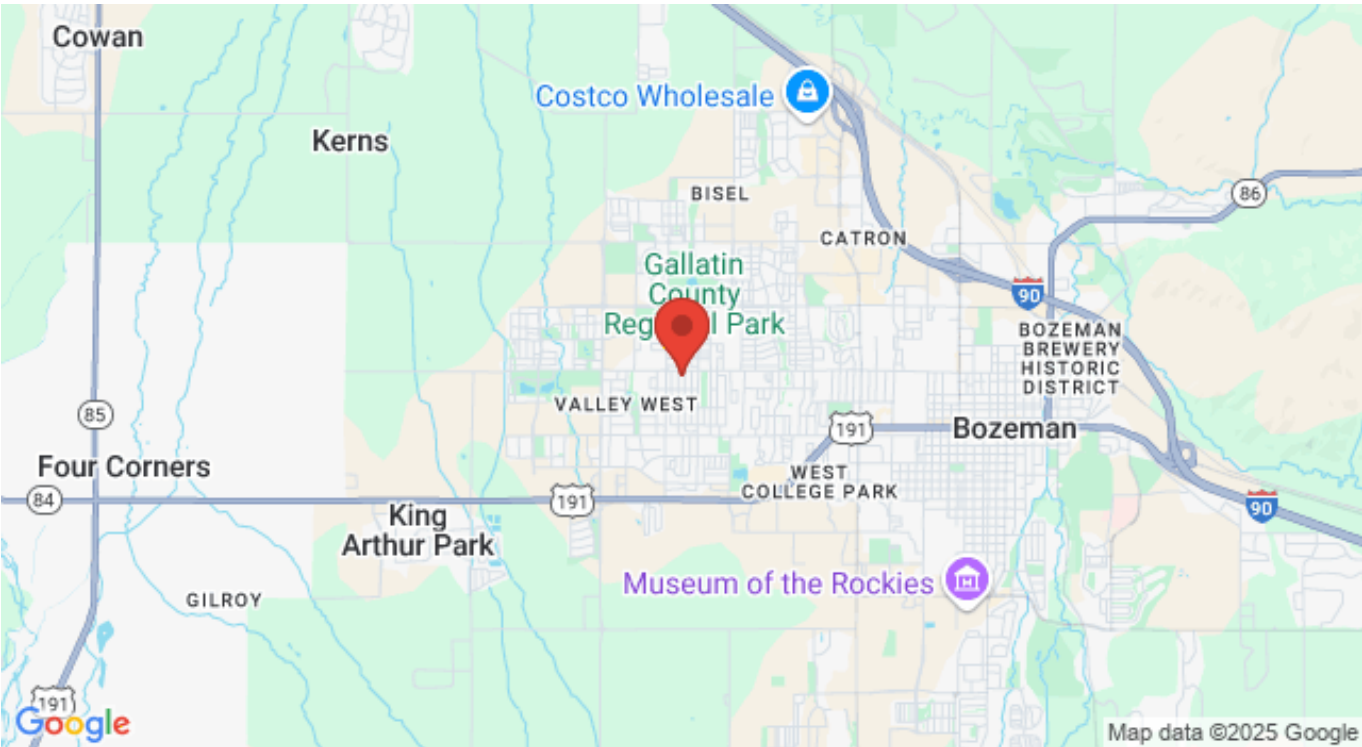
Located on a tree-lined street in the heart of northwest Bozeman, this charming Cape-style property offers a rare blend of updated living and income potential. Situated on a generously sized city lot, this property features a main residence with 3 bedrooms and 2 bathrooms, plus a separate studio Accessory Dwelling Unit (ADU) above the attached two-car garage. The light-filled living room with vaulted two-story ceiling welcomes you inside. A modern and cozy wood stove adds warmth and character. Recent updates throughout the home include LVP and tile flooring, plush wool carpeting, window replacement through most of the home, updated boiler, recent exterior paint and updated lighting fixtures. The kitchen features updated cabinetry, counters, and appliances. The attached dining room with access to the back deck is set up for easy indoor/outdoor entertaining. A spacious primary bedroom on main with deck access shares the main floor bathroom which is beautifully remodeled, featuring a tile surround shower with a Euro glass panel and in-floor radiant heat. A reclaimed wood accent stairwell leads upstairs to two generously sized bedrooms and a full hall bath. The detached studio ADU above the oversized 2-car attached garage, features an efficiency kitchen, bath with tile shower, ventless washer/dryer and private 2nd story balcony. This space is perfect for guests, multigenerational living or potential rental. The attached two-car garage provides secure parking and includes built-in storage and a workbench. Gorgeous landscaping features mature trees, perennial beds and easy to maintain lawn spaces. Douglas fir covered back deck hardscaped back patio with retaining wall. Shady grass areas are ideal for relaxing and spending time outdoors. Enjoy the updated front east facing patio a great location for morning coffee. A dedicated gravel storage parking driveway offers ample space for RVs, vehicles, trailers, or boats. A convenient shed on the side of the house provides extra storage. Just minutes away from trails that seamlessly connect to city parks and the expansive 100-acre Gallatin Regional Park. With no HOA or known covenants (buyer to verify), this exceptional Bozeman property offers a unique opportunity to embrace the Montana lifestyle with both comfort and convenience. 5 min to shopping and dining, medical and amenities, minutes to parks and recreation, 7 min to MSU. 10 min to Bozeman's historic Main Street. Don't miss the 360 VR Matterport Tour.



FEATURES

Status:	Contingent	Style:	CapeCod
Type:	ResidentialIncome	Year Built:	1991
Acres:	± 0.204	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
View:	Valley, TreesWoods	Heating/Cooling:	Baseboard RadiantFloor None
Water Features:	None		
Listing Date:	2025-05-20		
Listing Agent:	Marcie Hahn-Knoff of Knoff Group Real Estate		

LOCATION



Address: 507 Flathead Avenue, 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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406.581.7504
craigdelger@gmail.com

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