

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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316 N Tracy Avenue, Bozeman MT 59715

\$1,300,000

Acres: $\pm$ 0.201

MLS#: 402573

INTRODUCTION

Ideally situated on an 8,756 sq ft lot just three blocks from the heart of downtown Bozeman, this beautifully preserved historic home offers timeless charm, modern updates, and rare income potential. The main residence features an elegant and functional open layout, highlighted by a spacious formal dining room perfect for hosting gatherings or enjoying intimate meals. Beautiful oak floors flow throughout the main level, adding warmth and classic character to the living spaces. The home has been meticulously maintained and thoughtfully updated, including modern plumbing, electrical, and heating systems ensuring comfort and peace of mind. Step outside to a private, landscaped oasis with mature trees and ample space for relaxation or entertaining. What truly sets this property apart is the generous Accessory Dwelling Unit (ADU), ideal for rental income, guests, or multigenerational living. The ADU includes durable concrete floors with in-floor radiant heat, an oversized mudroom with a second washer and dryer, two bathrooms, and a cozy fireplace offering both style and practicality. With unmatched proximity to downtown shops, restaurants, trails, and cultural attractions, this property offers a rare opportunity to own a piece of Bozeman's history while enjoying modern conveniences and income potential. At just \$312/sq ft, this home represents one of the best values in the Bozeman Historic District. The home's roof was replaced in 2011 and the furnace was replaced in 2014.

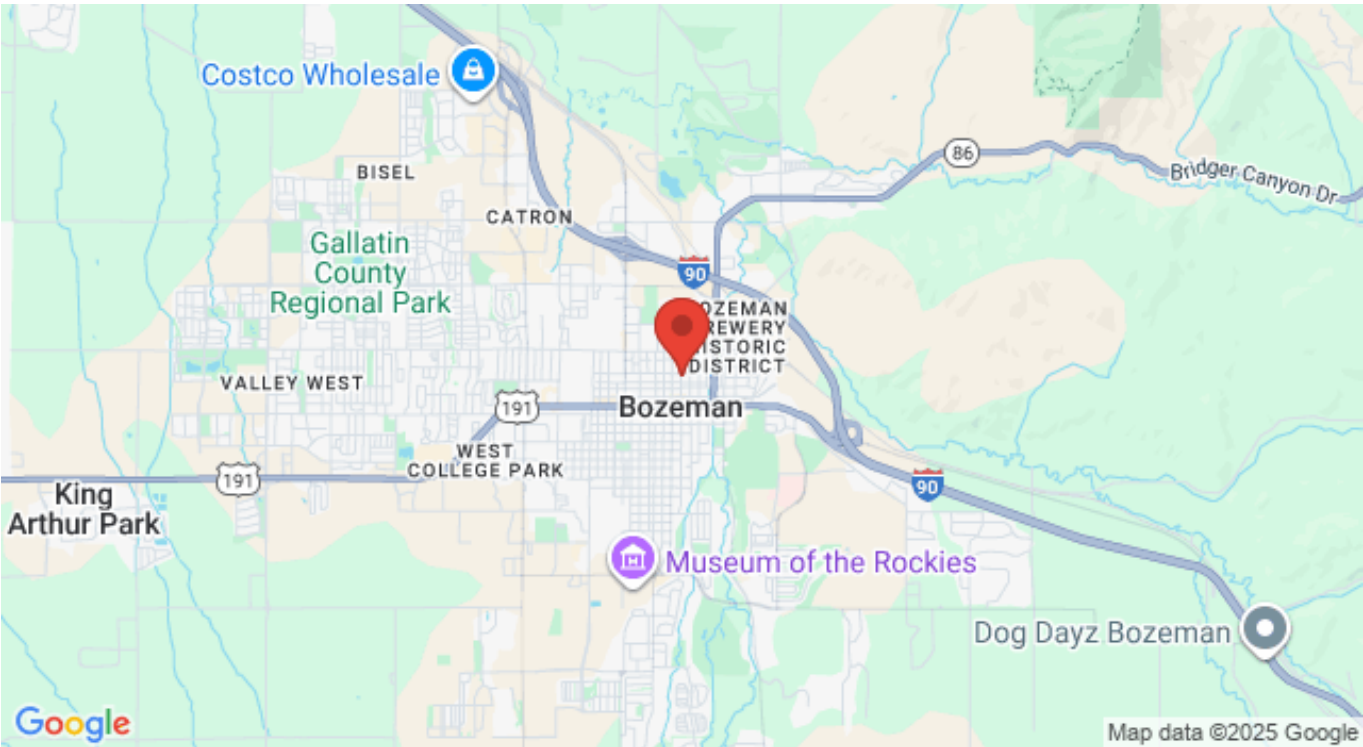


FEATURES

Status:	Pending
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.201
View:	Mountains
Water Features:	None
Listing Date:	2025-06-03
Listing Agent:	Sunny Odegard of Starner Commercial Real Estate

Year Built:	1905
Beds:	3
Baths:	2
Appliances:	Cooktop, Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	ForcedAir None

LOCATION



Address: 316 N Tracy Avenue, 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.

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 Bozeman and the surrounding areas.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND
LOCAL EXPERTISE*



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