



BOZEMAN MONTANA

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Powered by Data, Technology, and Local Expertise



401 S Bozeman Avenue, Bozeman MT 59715

\$1,495,000 Acres: ± 0.16 MLS#: 402643





INTRODUCTION

Historic Charm Meets Modern Luxury | 401 S Bozeman Ave | Flexible Living in the Heart of Downtown. Reimagined from the ground up, this stunning home has been meticulously rebuilt and remodeled from its original 1920 construction into a refined blend of historic character and modern sophistication. Located just four blocks from Bozemans vibrant Main Street, 401 S Bozeman Ave offers exceptional flexibility, style, and comfortright in the heart of one of the city's most sought-after neighborhoods. Designed to adapt to your needs, this home functions beautifully as a spacious 34 bedroom single-family residence or can be divided into two separate 2-bedroom units. With two private entrances and full living quarters on each level, its ideal for multigenerational living, interim or long-term rental income, or living in one unit while renting the other. Inside, the main level showcases original hardwood floors and a chefs kitchen outfitted with high-end Thermador appliances, custom cabinetry, and modern finishes that maintain a sense of timeless elegance. The home features 3.5 bathrooms, including two ensuite bedrooms, each offering privacy and a serene retreat. Thoughtful craftsmanship and high-end touches are evident throughout every space. Step outside and discover an incredible backyard oasis designed for year-round enjoyment. A large hot tub, dedicated gas fire pit, and bocce ball court create the perfect setting for entertaining or unwinding after a day in the mountains. The low-maintenance xeriscape landscaping ensures beauty without the upkeep, allowing you more time to enjoy the Montana lifestyle. Located in historic downtown Bozeman, you're just steps from Bozeman's bestrestaurants, breweries, boutiques, coffee shops, the farmers market, and cultural events like Music on Main and the Sweet Pea Festival. The trails of Peets Hill and Lindley Park are within easy walking distance, offering quick access to outdoor adventure. Whether you're seeking a downtown sanctuary, an income-producing investment, or a flexible layout to fit your evolving needs, 401 S Bozeman Ave is a rare opportunity to own a fully rebuilt, move-in-ready home in the very heart of Bozeman









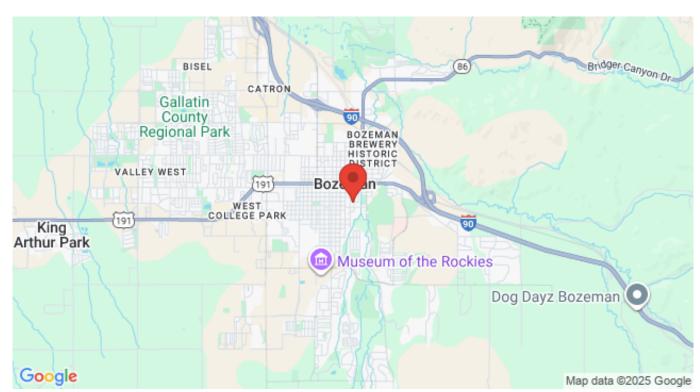


FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.16
View:	TreesWoods
Water Features:	None
Listing Date:	2025-06-11
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman

Style:	Bungalow
Year Built:	1920
Beds:	3
Baths:	4
Appliances:	BuiltlnOven, Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	ForcedAir NaturalGas RadiantFloor CeilingFans

LOCATION



Address: 401 S Bozeman Avenue, Bozeman MT 59715





PHOTOS

























BOZEMAN MONTANA



















































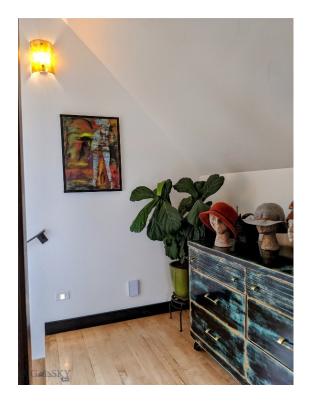






























































BOZEMAN LIFESTYLE™



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 word'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

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