

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



42 Indian Grove Lane, Bozeman MT 59718

\$649,900

Acres: $\pm$ 0.173

MLS#: 403220

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DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

OFFERING \$10K Credit in lieu of carpet replacement with acceptable offer. Experience the ease of single-level living in this exceptionalyl upgraded North Star home, featuring a long list of valuable improvements including 5.7 kW solar array (2024), a new roof (2024) and upgraded fiberglass Pella windows. Far from a cookie cutter design, the functional floorplan features a welcoming open living space with nicely defined areas. A formal tiled entry hall leads to a living room with vaulted ceiling and excellent south light. A spacious chefs kitchen awaits, with LVP flooring, upgraded stainless steel appliances, gas range, newer dishwasher, plentiful countertop and storage space and a dedicated pantry. New paint on most of the interior. Enjoy access from the dining area to the spacious outdoor deck through an upgraded Pella glass and wood door, allowing for excellent inside/outside dining and entertaining options. A large, dedicated laundry room with upgraded LG front load washer and dryer off the kitchen doubles as a secondary pantry area. Tucked off the living room is a unique office/studio space that works perfectly as a workout area or other creative space. The spacious primary suite features a vaulted ceiling, bath with tile flooring, twin sinks and a large walk-in closet. Two additional generously sized bedrooms share a full hall bath. The spacious 2-car garage with shelving and work bench and new WIFI opener is accessed off kitchen area. The grounds surrounding the home are a gardeners dream featuring established perennial gardens, mature trees, irrigated lawn and an extra cute greenhouse prefect for extending the growing season. Additional upgrades include a new water heater (2024), wool carpeting, Nest thermostat and door security, two-tone interior paint. Very low electrical billing. Enjoy the extensive neighborhood trail system and parks. Excellent location just minutes to shopping, dining and amenities in Four Corners, 15 minutes to the airport, 20 minutes to Montana State University and historic Bozeman Main Street, 15 minutes to major medical, 45 minutes to Big Sky, 40 minutes to Bridger Bowl. Just minutes to the blue-ribbon fly-fishing waters of the Gallatin River and 20 minutes to the legendary Madison River. Dont miss the 360 VR Matterport Tour.



FEATURES

Type:	Residential	Style:	Craftsman
Sub Type:	Single Family	Year Built:	2009
Acres:	± 0.173	Beds:	3
Water Features:	None	Baths:	2
Listing Date:	2025-06-17	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Listing Agent:	Marcie Hahn-Knoff of Knoff Group Real Estate	Heating/Cooling:	ForcedAir NaturalGas CeilingFans

LOCATION



Address: 42 Indian Grove Lane, Bozeman MT 59718

PHOTOS





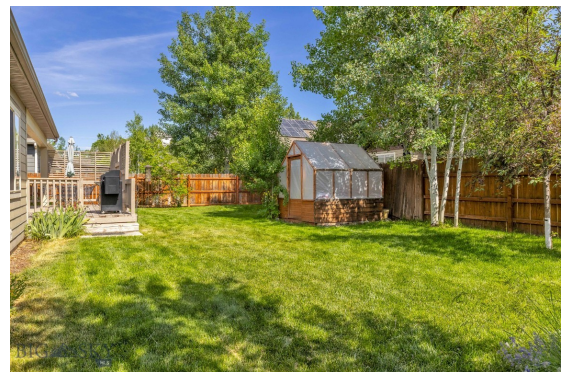


Floor Plan Created By CalcuApp. Measurements Deemed Highly Reliable But Not Guaranteed.













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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