

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



3550 Yellowbell Road, Bozeman MT 59715

\$925,000

Acres: ± 1.647

MLS#: 403690

INTRODUCTION

Do not miss a rare opportunity to own a home in one of the most picturesque areas north of Bozeman, Montana and still just a few minutes drive from town. Yellowstone Airport, Costco, Target and many more shopping opportunities are a quick ten-minute drive. If you prefer outdoor life, this is the property for you. With easy access to numerous outdoor recreation areas, hiking, biking, fishing, and hunting are just minutes from your doorstep. Winter sports are nearby too. Bridger Bowl and Crosscut Ranch are a quick 20-minute drive. The house sits on a gently sloping 1.647-acre lot, with stunning Bridger Mountain views and panoramic vistas of the entire Gallatin Valley. You will love the magnificent, covered deck an ideal setting for enjoying morning coffee or entertaining guests while enjoying the mature trees, gardens and perennial flower beds. In the winter months the hill is excellent for sledding! 3550 Yellowbell is a comfortable two level 2,042-square-foot home. On the main level you will find the primary bedroom, a guest room, 1 bath, an open living room and kitchen with French doors to the deck. Don't miss the windows on the east side of the house are designed to capture breathtaking sunrises and star gazing at night. In the evening look to the west to enjoy beautiful sunsets. When the season starts to change you will appreciate the walkout basement and wood stove that helps to heat the entire house. Other great property features include a durable steel roof, solar panels, a new roof on the garage, extra parking for RVs or campers and two additional rooms, a laundry room and a large pantry room in the basement. The patio and fire pit have excellent mountain views and the southern patio is a great place to relax and get some sun! This residence is located in the Harvest Hills Subdivision. It is truly quiet and beautiful. Houses do not come up for sale here very often. This home has been owned by the original owner for 34 years! Call your favorite agent and schedule a showing today!



FEATURES

Type:	Residential	Style:	Ranch
Sub Type:	Single Family	Year Built:	1986
Acres:	± 1.647	Beds:	2
View:	Meadow, Mountains, SouthernExposure, Valley, TreesWoods	Baths:	2
Water Features:	None	Appliances:	Dryer, Range, Refrigerator, Washer
Listing Date:	2025-07-22	Heating/Cooling:	Baseboard Electric Stove Wood CeilingFans
Listing Agent:	Mike Robitaille of Small Dog Realty		

LOCATION

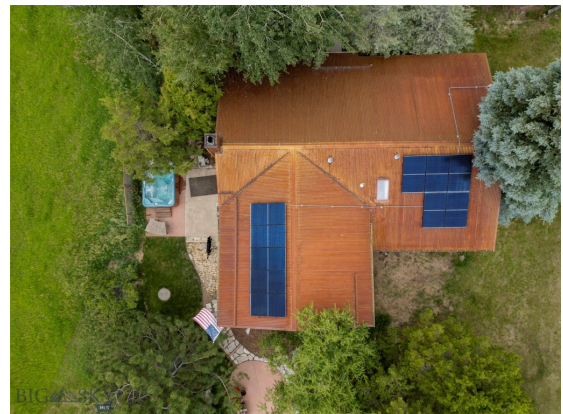


Address: 3550 Yellowbell Road, Bozeman MT 59715

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.

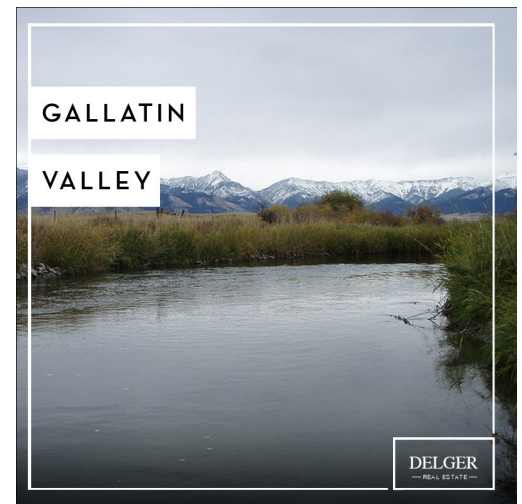
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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