

THIS BROCHURE PROVIDED BY CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



818 N 13th Street, Livingston MT 59047

\$599,900

Acres: ± 0.2039

MLS#: 403969

INTRODUCTION

Welcome to this beautiful 3-bedroom, 2-bathroom home located on Livingston's north sideright across from the soccer complex and steps from scenic walking trails. With 2,386 sq ft of thoughtfully designed living space, this home offers both comfort and charm in a peaceful and scenic location. Enjoy peace of mind knowing you'll never have neighbors across the street just open views and green space, thanks to the permanent soccer fields directly opposite the home. The main floor features a spacious bedroom and a full bathroom, perfect for guests, multigenerational living, or a home office setup. The open-concept living area includes hardwood floors, custom alder cabinetry, rich wooden countertops, and a bright, airy layout with loads of windows and natural light. The large kitchen is a true highlight, complete with a gas range, abundant counter space, and a pantry ideal for cooking, entertaining, or day-to-day living. A convenient coat closet and additional storage round out the main floor. Upstairs, you'll find a generous primary suite with a cozy nook and with a private covered balcony a perfect place to enjoy morning sunrises over the Absaroka-Bear Tooth Mountains, spectacular sunsets and unobstructed views for miles! The upper level also includes a second bedroom, a full laundry room, and a spacious bonus room that offers great flexibility for a playroom, office, or creative workspace. Step out the back door to a private patio area, perfect for outdoor dining or quiet evenings. The oversized, two-car large detached garage with high ceilings and wired for 220V, provides ample room for vehicles, tools, and gear or even a workshop. Additionally, this property is zoned R-2 and an ADU could be added. You'll also find generous parking for all of your recreational needs in the back of this property. The beautifully landscaped, fully-fenced yard has been lovingly filled with hardy native perennials, trees and shrubs, offering year-round beauty with low-maintenance care. All this just minutes from downtown Livingston, a vibrant community with art galleries, great restaurants and the famous Yellowstone River.



FEATURES

Status:	Contingent	Style:	Craftsman
Type:	Residential	Year Built:	2008
Sub Type:	Single Family	Beds:	3
Acres:	± 0.2039	Baths:	2
View:	Mountains, Rural, SouthernExposure, TreesWoods	Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator
Listing Date:	2025-07-09	Heating/Cooling:	NaturalGas CeilingFans
Listing Agent:	Lauren Dalzell of Small Dog Realty		

LOCATION



Address: 818 N 13th Street, Livingston MT 59047

PHOTOS





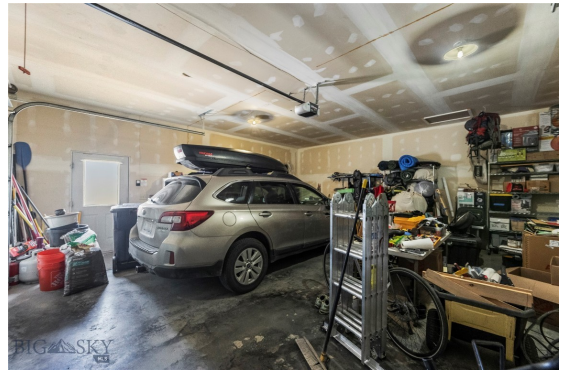
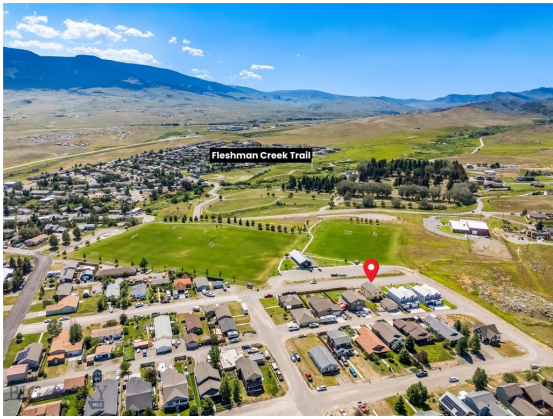












BIG SKY

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



BIG SKY

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



BIG SKY

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





LIVINGSTON LIFESTYLE



Livingston, Montana is a historic train town from the late 1880's that has attracted cowboys, ranchers, artists, and the rich and famous who are enamored by the scenery of this area of southwestern Montana. Livingston has been featured in movies like A River Runs Through It, The Horse Whisperer, and numerous TV series and commercials.

Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800' s. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

When it comes to outdoor recreation the town of Livingston is surrounded by four beautiful mountain ranges, and offers the Yellowstone River, Shields River, and numerous stream and spring creeks for an abundance of outdoor activities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 29 miles from Livingston. Big Sky Resort is 68 miles 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. Yellowstone National Park(2.2 million acres) is located 50 miles south of Livingston.

With a population of about 7,000 people, Livingston has the amenities and services buyers expect for a town of this size. Livingston is less than 20 minutes from Bozeman. The Livingston School District includes Elementary Schools, a Middle School, and a High School. The median price of a single family home in Livingston is 18% lower priced than single family homes in Bozeman and appeals to buyers seeking a smaller town, yet still want to be close to the amenities of Bozeman.

PARK COUNTY

Park County, Montana's estimated population is 16,438 with a growth rate of 1.94% in the past year according to the most recent United States census data. Park County, Montana is the 11th largest county in Montana. Park County has a total area of 2,813 square miles (1.8 million acres or 7,290 km²), of which 2,803 square miles (7,260 km²) is land and 10.4 square miles (27 km²) (0.4%) is water. The highest natural point in Montana, Granite Peak at 12,807 feet (3,904m), is located in Park County.



Paradise Valley is a major river valley of the Yellowstone River in southwestern Montana just north of Yellowstone National Park in the southern portion of Park County, Montana. The valley is flanked by the Absaroka Range on the east and the Gallatin Range on the west. The Yellowstone River, one of Montana's Blue Ribbon Trout Rivers, flows through Paradise Valley and is noted for world-class fly fishing in the river and nearby spring creeks such as DePuy Spring Creek. The valley hosts other natural wonders such as several natural hot springs, including Chico Hot Springs near Emigrant, Montana, La Duke Hot Springs near Gardiner, and Hunter's Hot Springs near Livingston. A small part of Yellowstone National Park is located in the extreme southern part of the county.

The northern end of Park County, Montana contains the Shields River Valley. The Shields River is a tributary of the Yellowstone River. It flows west, then south, between the Bridger Range to the west and the Crazy Mountains to the east, past Wilsall and Clyde Park. It joins the Yellowstone approximately 10 mi (16 km) northeast of Livingston, MT.

LIVINGSTON 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 Livingston and the surrounding areas.

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



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2025-09-18