



THIS BROCHURE PROVIDED BY CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERT

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2221D Willow Drive, Livingston MT 59047

\$369,000

Acres: ±

MLS#: 404034

INTRODUCTION

Welcome to Unit 128 in Building 2221D at The Flats at Yellowstone Bend, a stylish and lightly lived-in 2-bedroom, 2-bathroom condominium offering comfort, convenience, and modern finishes in idyllic Livingston, Montana. Step inside to find 9-foot ceilings and a bright, open-concept layout with laminate flooring throughout the main living areas. The contemporary kitchen is beautifully appointed with quartz countertops, stainless steel appliances, and ample Shaker style cabinetry, making it a great space for cooking and entertaining. The unit also includes a like-new Maytag washer and dryer that will convey with the sale, and air conditioning ensures year-round comfort. The primary suite features a spacious bathroom with a ceramic tile shower, while the second bedroom and full bath provide flexibility for guests, a home office, or family. The covered south-facing balcony offers views of Livingston Peak and the surrounding mountains. This unit includes a garage, a valuable amenity not included with all condos in the development. Every unit receives access to a storage closet on each floor, while this condo has one of the few larger-than-average closets associated with it. Select furnishings are available for purchase outside of the sale, offering a move-in-ready option or added flexibility for vacation homeowners. Located just minutes from Interstate 90, this home offers easy access to Bozeman for commuters, while being nestled near the Yellowstone River and surrounded by Montanas unparalleled natural beauty, perfect for outdoor enthusiasts. Whether youre a first-time homebuyer, looking for a low-maintenance lifestyle, or seeking a vacation getaway, Unit 128 is a must-see. This turn-key condo is ready for its next ownerschedule your showing today! A video walkthrough of the condo is available upon request from the listing agent, Chip Njaa, broker with Keller Williams Montana Realty in Livingston.

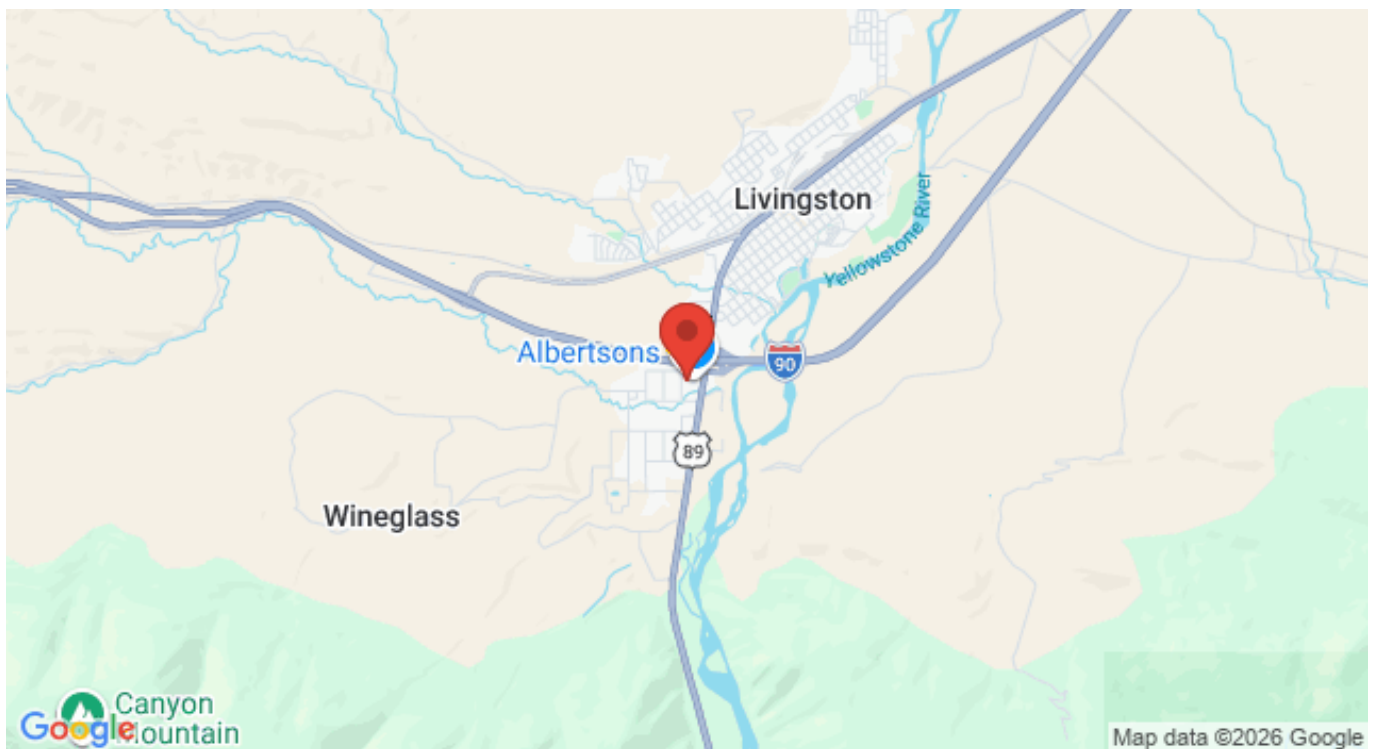


FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	Condominium
View:	Mountains, Southern Exposure
Water Features:	None
Listing Date:	2025-07-11
Listing Agent:	Chip Njaa of Keller Williams Montana Realty

Style:	Contemporary
Year Built:	2023
Beds:	2
Baths:	2
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	Baseboard Electric Wall Window Units

LOCATION



Address: 2221D Willow Drive, Livingston MT 59047

PHOTOS







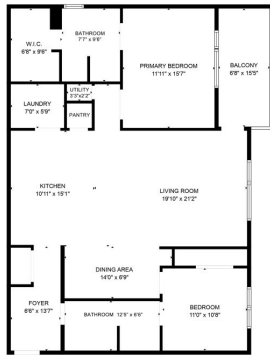













Condo Unit 128 in Building 2221D at the Flats at Yellowstone Bend in Livingston, Montana
FLOOR PLAN CREATED BY CURSCASA APP. MEASUREMENTS DEEMED MOSTLY RELIABLE BUT NOT GUARANTEED.







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



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