

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



1233 N 8th Avenue, Bozeman MT 59715

\$1,175,000
Acres: ± 0.308
MLS#: 404196

INTRODUCTION

High-quality, COMPLETE renovation of this super cool, Mid-Century Modern, 5B|3B home in a tucked away, little enclave neighborhood with NO Covenants or HOA. Ideally located on a corner lot across from the neighborhood park, you'll find this delightful open, bright and cheery gem. Gutted to the studs, no detail was overlooked in this meticulous renovation. From all new electrical and plumbing, to siding, roof, windows, to all new everything on the interior. Main level living with 3B|2B, premier luxury vinyl floors, top quality windows by Anderson, and dining access to the rear patio/backyard. Welcoming living room has a giant picture window revealing all the beautiful mature trees in the neighborhood. Brand new, LG SMART thin Q appliances in the kitchen with built-in air fryer in oven, abundant work surfaces make entertaining a breeze. Newly created rear porch and patio is accessed through the big glass sliding door, ideal for those fun, memorable summer BBQs. Backyard is flat and useable creating the perfect spot for yard games to go along with your BBQs! Spacious, primary suite with custom closet, tiled shower, is off and away from main portion of the house creating nice privacy. Downstairs, large media/bonus room, 2 additional guest bedrooms with newly added legal egress, extra room, and gorgeous 3/4 bath is flexible enough to fit your expansive dreams. Add a Home Gym, Gear Room, Study, Art Studio, Office or do a slight remodel, add a kitchen and transforms into a duplex.. With flexible, R3 zoning, you have abundant options! Large corner lot is across from the neighborhood park and greatly expands your outdoor enjoyment providing lots of elbow room. Excellent storage in the large, 20x11 shed in backyard for all the lawn equipment/furniture/extras. Looking for farm to table lifestyle? Two 8x8x2 garden boxes built especially for the chef with that in mind! Zoning allows for additional garage/shop + ADU. Close to the Cannery district, Fairgrounds & North-side cafes, restaurants, stores, galleries & artisan workshops. This is a must see property! So well done!



FEATURES

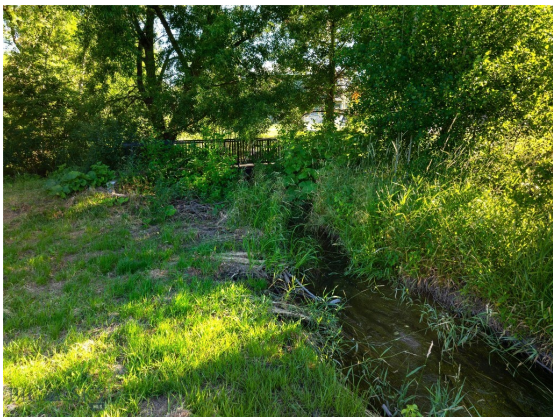
Status:	Active	Style:	Contemporary, Custom
Type:	Residential	Year Built:	1960
Sub Type:	Single Family	Beds:	5
Acres:	± 0.308	Baths:	3
View:	Farmland, Mountains, SouthernExposure, TreesWoods	Appliances:	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
Listing Date:	2025-07-19	Heating/Cooling:	NaturalGas CentralAir, CeilingFans
Listing Agent:	Taunya Fagan of Taunya Fagan RE @ Estate House		

LOCATION



Address: 1233 N 8th Avenue, 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.

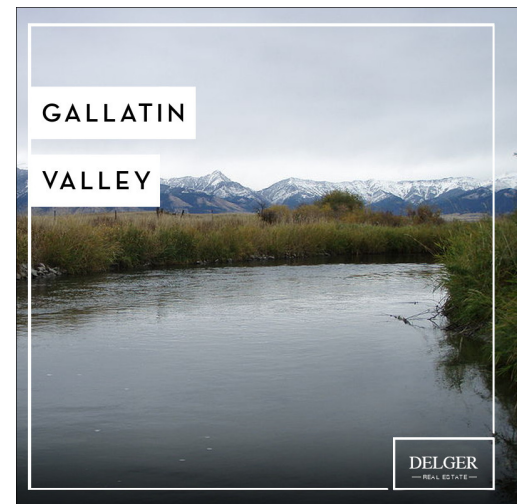
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

LUXURY 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*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2025-07-26