

**DELGER**  
— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger  
BROKER / OWNER  
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**THIS BROCHURE PROVIDED BY CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



**1206 Parkview, Livingston MT 59047**

\$679,900

Acres: ± 0.338

MLS#: 404439

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# INTRODUCTION

ABSOLUTELY STUNNING CUL-DE-SAC HOME WITH ULTRA EPIC 360 VIEWS! SELLER OFFERING 5.99% BUY DOWN WITH PREFERRED LENDER\*!! This house sits high at the top of the subdivision ON 1/3 ACRE ESTATE LOT and is surrounded by the best views in Livingston. VIEWS GALORE from every window, the front deck and the large newer rear deck. You must come see IN PERSON as the online photos do not do this house justice. GIGANTIC pie shaped yard with views from any spot but perfect also for gardening/sports/outdoor activities. The lot next door is owned by a neighbor for the sole reason to keep his views over the lot. INTERIOR FEATURES: Kitchen has extremely LONG ISLAND with seating for 4 at the back and flows into a large family room with vaulted ceilings. The Seller had new sliders installed onto a new back deck that is large enough for big gatherings, hot tub, etc. Floor plan is traditional but modernized finishes and frankly the formal dining room with neighboring living room is now making a comeback for obvious reasons the do everything in one room is seeing it's negatives. Perfectly positioned with privacy at the front corner by the entryway is an exceptional OFFICE with built in shelves and views of the cul-de-sac and mountains across the valley. The powder room is tucked elegantly into the hallway away from the kitchen and living room across from the utility room that leads to a huge garage with new 12 foot door and high ceilings. Now upstairs the railings have all been redone and there is a small loft area with bedrooms all around. The master bedroom and bathroom does not cease to amaze as it has a shower AND LARGE SOAKING TUB WITH WORKING JETS! All the bedrooms are GENEROUSLY SIZED and you won't find a house filled seems so roomy. Finally the BASEMENT ESCAPE ROOM is a partially finished basement with partially finished bathroom. Multiple rooms and lots of options here finish it to drive your value way up or just keep it as the perfect MAN CAVE/KIDS RETREAT. Sitting on the front porch looking down over the neighborhood and across the valley seeing the Peaks to the right and the meadows to the left will be your morning coffee routine and I just can't imagine life could be better than this! There has not been a house like this in this price for many years seize this opportunity in market to get your dream on! LOAN BUYDOWN DETAILS: 20% DOWN, 30 YEAR LOAN, PREFERRED LENDER ONLY, EXCELLENT CREDIT REQUIRED CALL AGENT FOR DETAILS.





# FEATURES

|                |                                     |
|----------------|-------------------------------------|
| Status:        | Contingent                          |
| Type:          | Residential                         |
| Sub Type:      | Single Family                       |
| Acres:         | ± 0.338                             |
| View:          | Mountains, SouthernExposure, Valley |
| Listing Date:  | 2025-07-24                          |
| Listing Agent: | Michael Green of eXp Realty, LLC    |

|                  |                   |
|------------------|-------------------|
| Year Built:      | 2006              |
| Beds:            | 4                 |
| Baths:           | 3                 |
| Heating/Cooling: | RadiantFloor None |

# LOCATION



Address: 1206 Parkview, Livingston MT 59047

PHOTOS

















# 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 km<sup>2</sup>), of which 2,803 square miles (7,260 km<sup>2</sup>) is land and 10.4 square miles (27 km<sup>2</sup>) (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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