



THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

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8373 Goldenstein Lane, Bozeman MT 59715

\$995,000

Acres: ± 0.59

MLS#: 405008

INTRODUCTION

Bright, airy and full of life, this Southside gem has all you need to thrive in Bozeman, with INCOME POTENTIAL! Opportunity for OVER 8% CAP RATE! 5B|2.5B PLUS lower level full bathroom & kitchen studio apartment is on 0.59 acres of level, green lawn and mature trees on a corner lot. Enter the home from the wide, welcoming front porch and you'll find natural light flooding in across hardwood floors. The living room beckons with the white brick wood-burning fireplace and extra large glass doors to the deck. Additional front family room has a 2nd fireplace with wood-stove insert & could double as a media room or home office for a dreamy work/school from home set-up. Live outside all summer long with morning coffee on the porch, lawn games, trampoline and sprinkler fun, and grilling out on the back patio while relaxing as you watch the sun go down. Immense back yard is a dream for dogs and kids of all ages: fully fenced and lush lawn will keep them happy until the dinner bell rings. Adorable barn-style shed makes a great gardening center, play house, backyard artist's retreat! Upstairs, the primary suite has 2 closets, tiled shower and large windows overlooking the front aspen grove & side yard. 4 additional guest rooms & full bathroom upstairs are great for families to stay together on the same level or for roommates to keep bedrooms private when entertaining in the rest of the house. Lower level studio apartment has a side entrance, full kitchen, full bathroom, open floor plan with wood fireplace & 2 additional rooms (non-conforming bedrooms). Great to keep as income-producing rental, generational living, or additional living & working space. 2 blocks to Tuckerman Park & Bozeman (Sourdough) Creek trail, and with multiple trailheads to access the Gallatin Mountains just down the road, you'll never run out of ways to stay active right from your front door! Hit Sourdough Trail & Main Street to the Mountains Trails to get to school, work or to meet friends downtown. Parking pad behind a gate from the side street provides out-of-the-way storage for RVs, raft/snowmobile trailers, additional cars. Healthy, mature trees surround the homes in this area, giving you a colorful and private landscape. County zoning/taxes with well & water rights, yet excellent in-town location for easy access via car or trails to MSU, Hospital, grocery store, Bozeman schools, restaurants, Main Street shops and businesses.



FEATURES

Type:	ResidentialIncome	Style:	Custom, Traditional
Acres:	± 0.59	Year Built:	1974
View:	Meadow, Rural, SouthernExposure, TreesWoods	Appliances:	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
Listing Date:	2025-08-13	Heating/Cooling:	Baseboard NaturalGas Wood CeilingFans
Listing Agent:	Taunya Fagan of Taunya Fagan RE @ Estate House		

LOCATION



Address: 8373 Goldenstein Lane, 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.

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LOCAL EXPERTISE*



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