

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



42 Indian Grove Lane, Bozeman MT 59718

\$595,000

Acres: ± 0.173

MLS#: 405017

INTRODUCTION

This fabulous single-level home in North Star is move in ready, featuring tons of valuable upgrades and a park-like yard. Enjoy energy efficient features including the roof top solar array (2024), new roof (2024) and upgraded fiberglass Pella windows and back door. Not your average cookie cutter style home, this homes welcoming floorplan includes open living spaces and vaulted ceilings. A formal tiled entry leads to a living room, featuring bookshelf and display shelf built-ins and lovely south light. A spacious chefs kitchen is ready for your next big get together, featuring LVP flooring, upgraded stainless steel appliances, gas range, updated dishwasher, plentiful countertop and storage space and a pantry. Enjoy outside deck access from the dining area, allowing for excellent inside/outside dining and entertaining options. A large laundry room with upgraded LG front load washer and dryer doubles as a secondary pantry area. Tucked off the living room is a unique office/studio space that works perfectly as an artist respite or other creative space. A spacious primary suite features a vaulted ceiling, tile floored bath with twin sinks and a large walk-in closet. Two additional generously sized hall accessed bedrooms share a full hall bath. The attached 2-car garage with shelving and work bench and new WIFI opener is accessed off kitchen area. The grounds surrounding the home are a gardeners dream featuring established perennial gardens, mature trees, irrigated lawn and a greenhouse prefect for extending the growing season. Additional upgrades include a new water heater (2024), Nest thermostat and door security. Very low electrical billing. Enjoy the extensive neighborhood trail system and parks. Excellent location just minutes to shopping, dining and amenities in Four Corners, 15 minutes to the airport, 20 minutes to Montana State University and historic Bozeman Main Street, 15 minutes to major medical, 45 minutes to Big Sky, 40 minutes to Bridger Bowl. Just minutes to the blue-ribbon fly-fishing waters of the Gallatin River and 20 minutes to the legendary Madison River. Dont miss the 360 VR Matterport Tour.



FEATURES

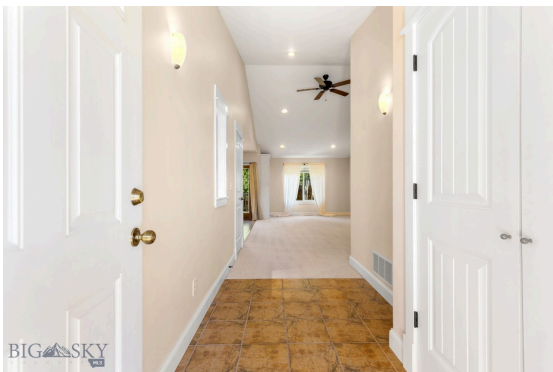
Type:	Residential	Style:	Craftsman
Sub Type:	Single Family	Year Built:	2009
Acres:	± 0.173	Beds:	3
View:	SouthernExposure, Valley, TreesWoods	Baths:	2
Water Features:	None	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Listing Date:	2025-08-16	Heating/Cooling:	ForcedAir NaturalGas CeilingFans
Listing Agent:	Marcie Hahn-Knoff of Knoff Group Real Estate		

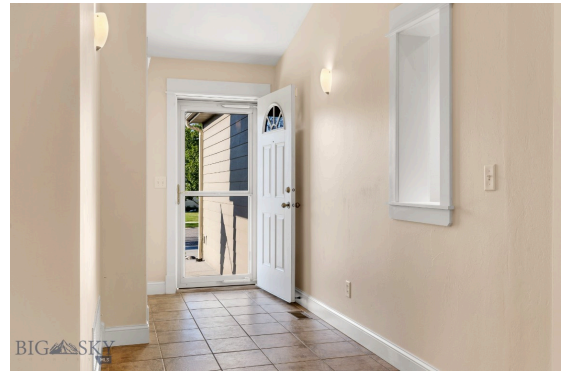
LOCATION



Address: 42 Indian Grove Lane, Bozeman MT 59718

PHOTOS

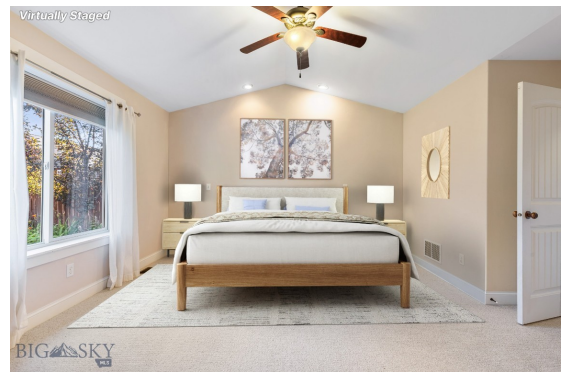




Floor Plan Created by Callixee App. Measurements Deemed Highly Reliable But Not Guaranteed.

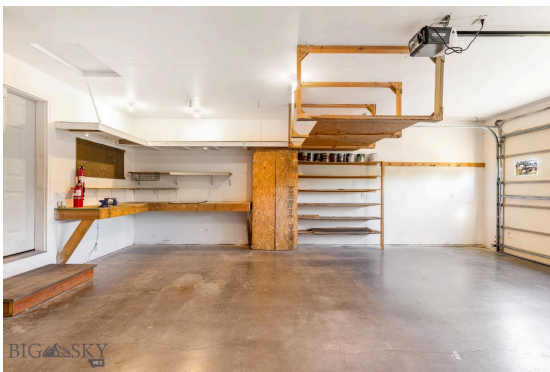


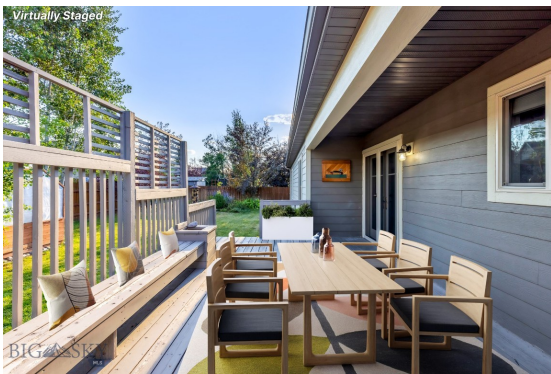














BOZEMAN LIFESTYLE™



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.

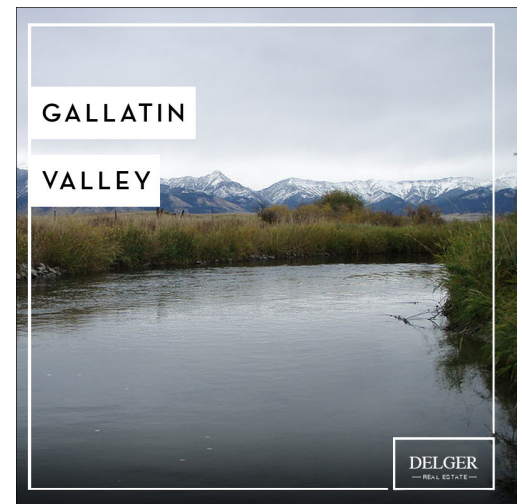
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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