

**DELGER**  
— REAL ESTATE —

BOZEMAN MONTANA



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**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



604 S Willson Avenue, Bozeman MT 59715

\$1,995,000

Acres: ± 0.3306

MLS#: 405357

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DelgerRealEstate.com

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**MLS**    
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# INTRODUCTION

Welcome home to 604 S Willson. This Historic Preservation Award of Excellence winning, well-maintained 1904, 4 bedroom, 3 1/2 bath, 4,556 sq ft home with 2-car carriage house w/ roughed in 732 sq ft bonus space above has not been on the public market for over 80+ years. This stately, architecturally designed Queen Anne Craftsman home is nestled on a corner knoll in Bozemans charming, historic S Willson Avenighborhood, 5 blocks from Bozemans downtown, Main St, moments from the MSU campus, the Sourdough/Gallagator Linear Trail system, recreation, & all things Bozeman. Having not exchanged ownership in 50+ years, this turn of the century residence features 3 stories in addition to a basement level, an oasis of a backyard, mature landscaping, English gardens, & historic custom designed hand-wrought iron hand rails, gates, & fencing. The property's 2-stall carriage house, boasts workshop space up front, an I-beam installed w/ a chain hoist for heavy lifting, 220v electrical, storage for outdoor gear, side off-street parking, & alley access in the back. The carriage house's 732 sq ft upstairs bonus area is prime for additional guest quarters, home office or artists studio. Every inch of this property offers character & a sense of Bozemans history; from the welcoming wrap-around covered front porch, original hardwood finishes & floors, leaded glass, & other preserved accents. The homes spacious completely-private backyard is ideal for hosting events, entertaining, or simply relaxing & unwinding & provides a grand arboreal canopy, a large back deck & fabulous 2nd-level sun deck overlooking the private outdoor oasis. With main level kitchen, dining, & dual living areas, the home's layout flows effortlessly from room to room. The 2nd level provides a primary bedroom, 2 additional guest bedrooms, bath, large laundry area & sun deck access. The 3rd floor has a cathedral ceiling & offers addt'l space for guest bedrooms, has an ensuite bath & versatility whether utilized as cozy guest quarters, a home office, or creative space to suit other needs. The basement level has separate exterior access & an additional 1090 sq ft of storage, hobby space and/or is simply awaiting the vision of its next owner. This captivating home is locationally perfect to fully embrace Bozemans downtown lifestyle, shopping, dining, entertainment, & outdoor recreation. Dont miss this once-in-a lifetime-opportunity to own this ideally located, downtown, University-centered property.

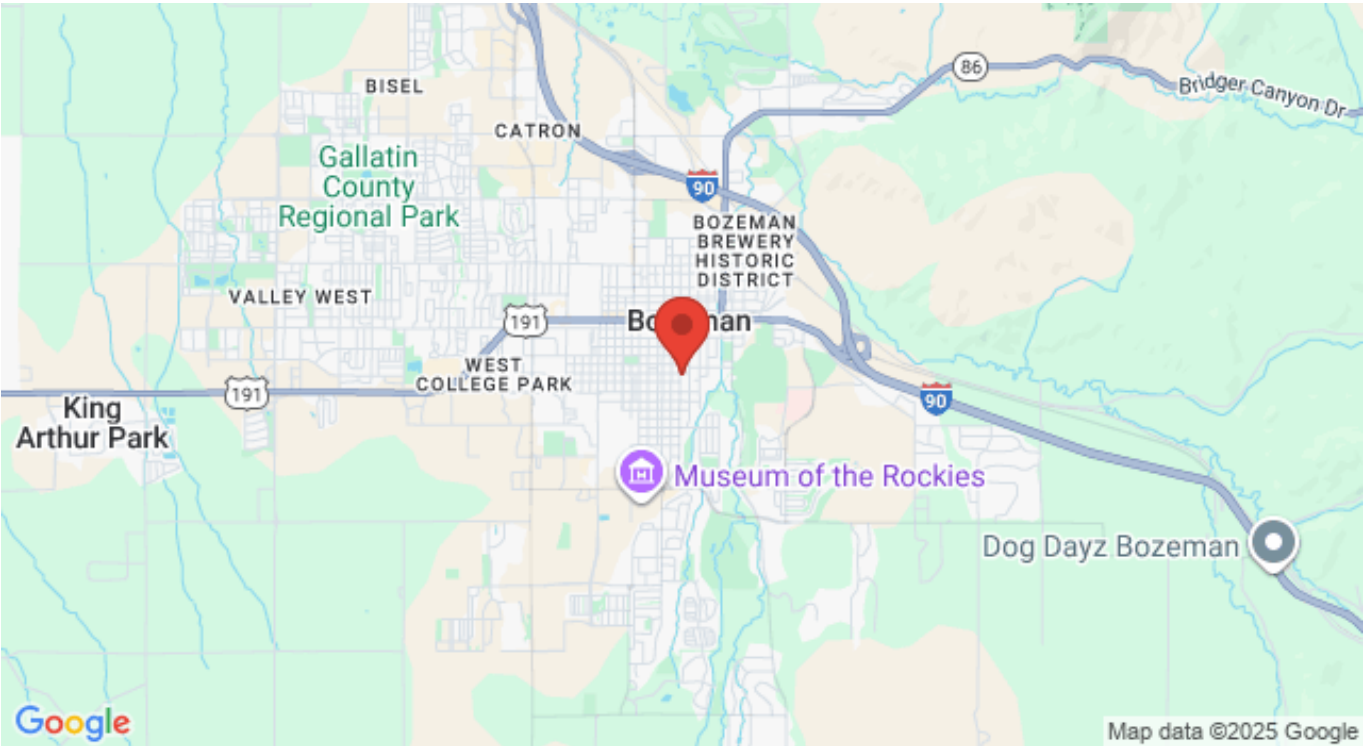




# FEATURES

|                 |                                             |                  |                   |
|-----------------|---------------------------------------------|------------------|-------------------|
| Type:           | Residential                                 | Style:           | Craftsman         |
| Sub Type:       | Single Family                               | Year Built:      | 1904              |
| Acres:          | ± 0.3306                                    | Beds:            | 4                 |
| Water Features: | None                                        | Baths:           | 4                 |
| Listing Date:   | 2025-08-27                                  | Heating/Cooling: | RadiantFloor None |
| Listing Agent:  | Carissa Maus of ERA<br>Landmark Real Estate |                  |                   |

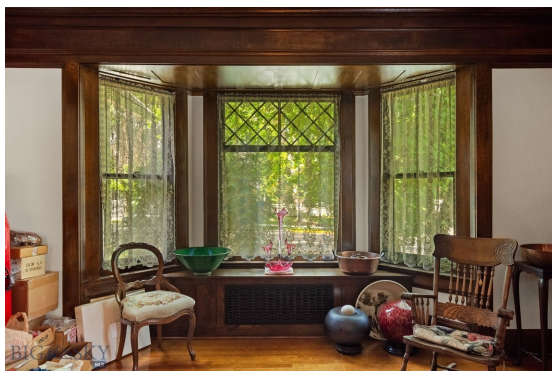
# LOCATION



Address: 604 S Willson 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.

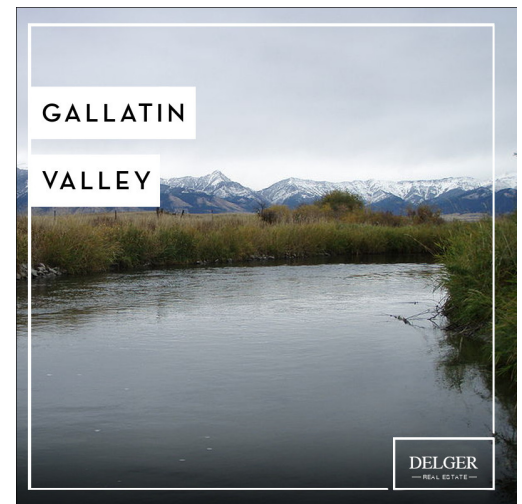
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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*



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