

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



420 N 22nd Avenue, Bozeman MT 59718

\$699,000

Acres: $\pm$ 0.2

MLS#: 406077

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MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Two primary suites, a park-like backyard, and a long list of recent upgrades set this superbly located Bozeman home apart. Nestled halfway down an established avenue - known for its mature trees lining the boulevards - and bordered by Durston Ave to the North, Kirk Park to the South, and a quiet little creek running the East property line; 420 N 22nd Ave is the perfect place to call home. The main level welcomes you with soaring ceilings and bright, open living and dining spaces that step out to a brand-new deck overlooking a fully fenced yard shaded by a weeping willow and other towering trees along the fence line. Two bedrooms that would also function well as office space, and a full bath round out this level. Downstairs is where the home really surprises: not one but two primary suites. Suite #1's bathroom features a jetted soaking tub with a tiled surround, dual shower heads, tile floors, and double vanity. Suite #1's bedroom features laminate flooring, a long bank of windows, and a walk-in closet. Suite #2 offers new carpet, walk-in closet, and an oversized bath with a double vanity and an indulgent tiled walk-in shower complete with its own dual heads, bench, and a bluetooth speaker in the overhead light with wall controls - see the linked 3D virtual tour for more angles. The upgrades continue both inside and out, including these highlights: 2025 brought interior & exterior paint, a new front door and rear slider, a new deck, refreshed front porch, new carpet and laminate flooring, and more. 2024 delivered a new roof & gutters, new skylights, updated entry/dining lighting, a stone walkway from the front porch to the sidewalk, new washer/dryer, and blackout bedroom blinds. Additional perks: whole-home A/C, a newly insulated oversized two-car garage with pegboard walls for your work and fencing for your pets. Wide side-yard gates flank the home, with a storage shed, and a large concrete patio pre-wired for a hot tub are all found in the backyard. If you're after function, flexibility, and a yard made for lingering, this one checks all the boxes. Two blocks from the intersection of 19th & Durston; ~2 miles to MSU campus; ~1.5 miles to Main St; and within steps of Kirk Park's grassy lawns, skate park, and baseball fields. You can get just about anywhere you need to go, fast, or just take it slow at 420 N 22nd. Be sure to check out the linked 3D virtual tour and set up your showing today!



FEATURES

Status:	Contingent	Style:	SplitFoyer
Type:	Residential	Year Built:	1983
Sub Type:	Single Family	Beds:	4
Acres:	± 0.2	Baths:	3
View:	Mountains, River, CreekStream, TreesWoods	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Water Features:	Creek	Heating/Cooling:	Electric ForcedAir CentralAir, CeilingFans
Listing Date:	2025-09-29		
Listing Agent:	Tyler Johnson of Windermere Great Divide-Bozeman		

LOCATION



Address: 420 N 22nd Avenue, Bozeman MT 59718

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.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND
LOCAL EXPERTISE*



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