

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



84 Canyon View Drive, Livingston MT 59047

\$875,000

Acres: ± 1

MLS#: 406501

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INTRODUCTION

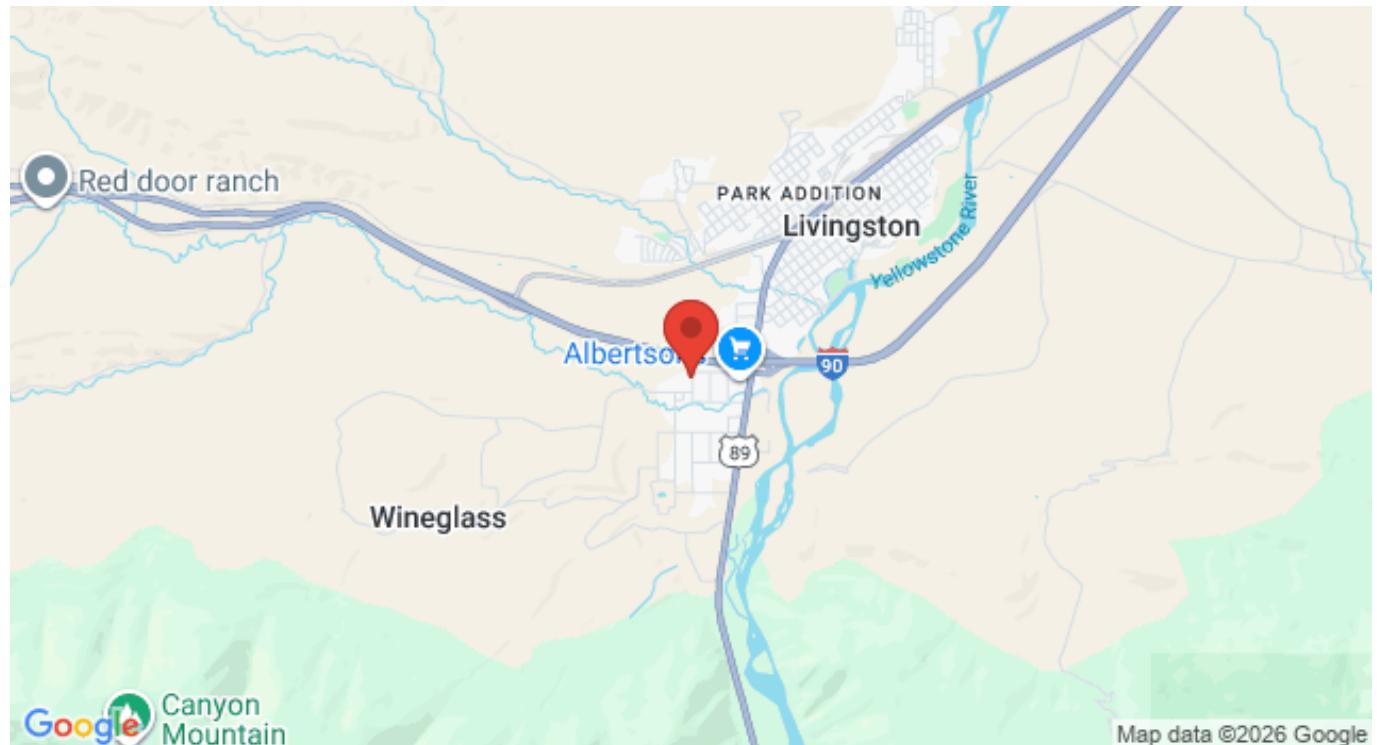
Experience rural tranquility with edge-of-town convenience in this beautifully upgraded 4-bedroom (2 bedrooms are non-conforming and are not legally considered bedrooms), 3-bath home set upon one acre. Located minutes from downtown Livingston, about 35 minutes to Bozeman, and one hour to Yellowstone National Park, you will enjoy privacy, space and quick access to world-class fishing, hiking, and the wonders of wildlife viewing in the Park. Inside, the home has been partially updated with fresh paint, some new flooring, updated cabinetry and countertops, and a finished basement. The thoughtful layout blends modern design with a more unique historic floor plan, creating multiple private areas throughout, ideal for multi-generational living or shared housing where everyone can feel as though they have their own space. The master suite features its own sitting area and a fully redone bathroom with a beautifully tiled shower designed for relaxation. There are two additional rooms in the basement that could be used as additional non-conforming bedrooms. The heated and enclosed back sunroom adds a bright, year-round living space perfect for indoor gardening, morning coffee, or both. Recent upgrades include a new roof (2021), solar power system (2024), Pella windows, and Atrium doors. An attached four-car garage includes a separate 60-amp service, while the spacious detached shop with its own 200-amp service and metal siding offers ample room for projects, RV or boat storage, or even the potential to be converted into an additional dwelling. Outside, mature trees surround the property, and an apple orchard and concord grapevines flourish through the seasons, offering beauty and potential home-grown harvests. With no known covenants or HOA, this property invites creativity and versatility, whether you're looking for a family home, a vacation retreat, or a unique mixed-use opportunity. Here you will discover a private haven amidst the growing town of Livingston. Buyer and Buyer's Agent to verify all listing information contained herein. Call today to schedule an in-person showing.



FEATURES

Status:	Active	Style:	Custom
Type:	Residential	Year Built:	1961
Sub Type:	Single Family	Beds:	4
Acres:	± 1	Baths:	3
View:	Mountains, Rural, TreesWoods	Appliances:	Dryer, Dishwasher, Range, Refrigerator, Washer
Listing Date:	2025-10-28	Heating/Cooling:	Baseboard Electric Solar Wood CeilingFans
Listing Agent:	Rick Eisen of Legacy Lands, LLC		

LOCATION



Address: 84 Canyon View Drive, 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.

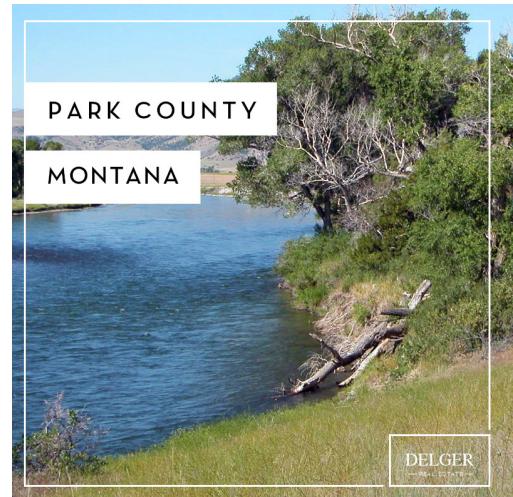
Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800's. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

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 km²), of which 2,803 square miles (7,260 km²) is land and 10.4 square miles (27 km²) (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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