

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

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305 S 14th Avenue, Bozeman MT 59715

\$699,900

Acres: ± 0.233

MLS#: 406664

INTRODUCTION

Tucked away on a dead-end street just blocks from Montana State University, this R3-zoned 5-bedroom, 3-bathroom brick home on a quarter-acre offers remarkable potential for owner-occupants, investors, or those seeking a live-up/rent-down configuration. The 2,392 sq ft residence features two distinct living areas, each with its own kitchen, laundry hookups, and separate heating zones ideal for multi-generational living or future duplex conversion (currently one utility meter in place). Upstairs you'll find 2 bedrooms, 2 bathrooms, parquet oak floors, a spacious living room with a wood burning fireplace and blower, birch cabinetry, and charming vintage touches. Big Pella windows flood the home with light, and tall ceilings add a sense of volume throughout. The lower level includes three additional non-conforming bedrooms, a kitchen, 3/4 bath, and its own washer/dryer hookups. Updates include newer bathroom paint, touch-ups throughout, and zoned boiler heat (serviced July 2025). Outside, enjoy a private, fenced backyard with mature landscaping, garden beds, underground sprinklers, a new deck built in 2023, and a one-car detached garage connected by a covered breezeway. With Yellowstone Fiber already connected, copper plumbing throughout, and a roof replaced in 2011, this Southside gem is ready for your vision. Just minutes from downtown, MSU, and local parks, this is a unique opportunity to own property in a quiet, central Bozeman location with zoning and space that support future development potential.



FEATURES

Status:	Active	Year Built:	1969
Type:	Residential	Beds:	5
Sub Type:	Single Family	Baths:	3
Acres:	± 0.233	Appliances:	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
View:	Mountains	Heating/Cooling:	Baseboard Wood None
Listing Date:	2025-10-27		
Listing Agent:	Dylan Conger of REAL Broker		

LOCATION



Address: 305 S 14th Avenue, Bozeman MT 59715

PHOTOS

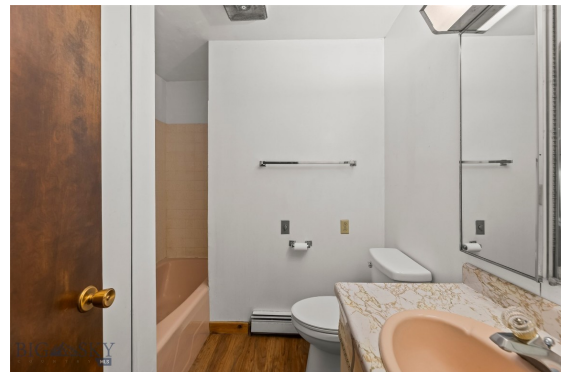


















BOZEMAN LIFESTYLE™



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.

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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