

THIS BROCHURE PROVIDED BY CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



231 1/2 S D Street, Livingston MT 59047

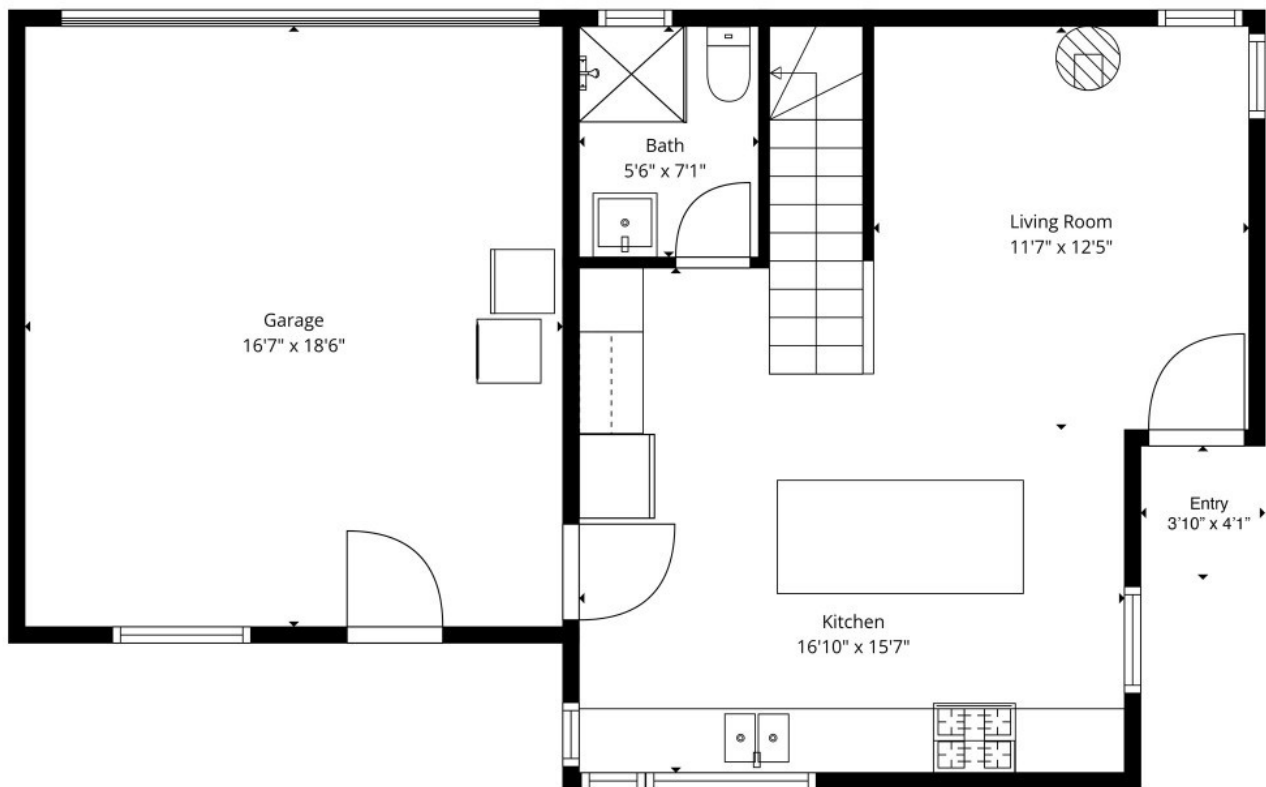
\$550,000

Acres: ± 0.0803

MLS#: 407335

INTRODUCTION

Discover a thoughtfully designed contemporary home in the heart of Livingston in a small footprint, but rich in warmth, comfort, and craftsmanship. With 854 sq ft across two levels, this newly constructed residence feels anything but small. High two-story ceilings, abundant natural light, and smart architectural choices create an airy sense of space, while at the same time, you'll feel a sense of coziness from the warm tones and natural finishes used throughout. Located just a few blocks from Main Street's restaurants, galleries, and shops, the home offers a peaceful retreat with all the convenience of in-town living. Step out onto the upper balcony deck for views of Livingston Peak, or gather around the Danish wood-burning stove on cool Montana evenings. In-floor radiant heat and a natural gas stove in the loft bedroom ensure year-round comfort. The interior is a showcase of high-end materials and custom craftsmanship: white oak cabinetry, circular-sawn oak flooring, quartzite countertops, and unlacquered brass fixtures throughout. The kitchen is built for entertaining with premium appliances. Trimless recessed lighting on dimmers creates a refined, modern atmosphere, while the spa-like bathroom features a Toto toilet with remote bidet, limestone tile wainscot, and Moroccan plaster in the shower. Reclaimed lumber from the original carriage house has been used as trim around the windows, adding character and history. Outside, enjoy a beautifully landscaped yard filled with native plants, a small greenhouse, raised garden beds, and a cedar privacy fence. The heated, insulated two-car garage accessed via the alley offers easy in and out accessibility after a heavy snowfall. The home's exterior blends galvanized metal siding and roof with recycled composite Shake shingles for a rustic contemporary aesthetic, all paired with a durable membrane roof topped by an Ipe wood rooftop deck atop the second-floor open balcony. Peaceful, low-maintenance, beautifully crafted, and truly unique, this Livingston retreat is a rare find.



TOTAL: 854 sq. ft

1st floor: 434 sq. ft, 2nd floor: 420 sq. ft

EXCLUDED AREAS: GARAGE: 307 sq. ft, UNDEFINED: 16 sq. ft, BALCONY: 169 sq. ft,
OPEN TO BELOW: 149 sq. ft, WALLS: 130 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



FEATURES

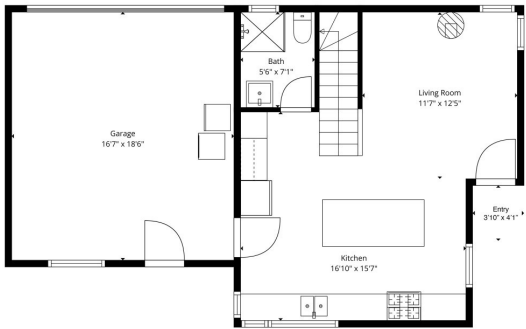
Status:	Active	Style:	Contemporary
Type:	Residential	Year Built:	2025
Sub Type:	Single Family	Beds:	1
Acres:	± 0.0803	Baths:	1
View:	Mountains, SouthernExposure, TreesWoods	Appliances:	Dryer, Disposal, Refrigerator, Washer, SomeGasAppliances, Stove
Listing Date:	2025-11-26	Heating/Cooling:	RadiantFloor Stove Wood CeilingFans
Listing Agent:	Chip Njaa of Keller Williams Montana Realty		

LOCATION



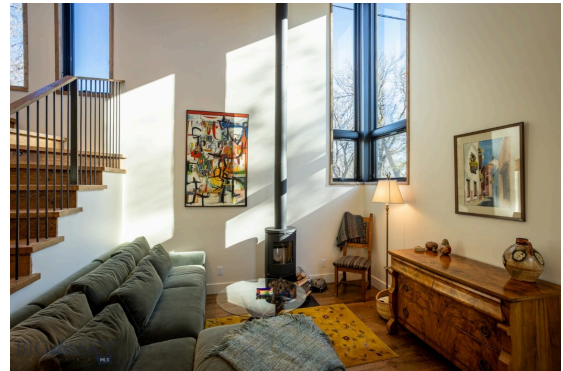
Address: 231 1/2 S D Street, Livingston MT 59047

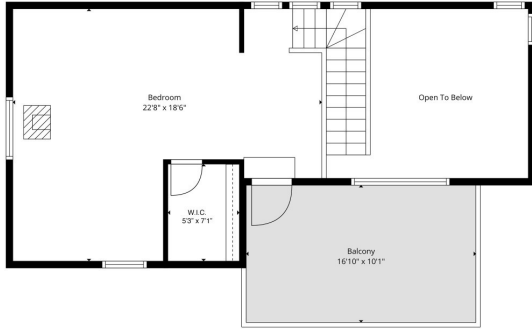
PHOTOS



TOTAL: 854 sq. ft.
1st floor: 434 sq. ft., 2nd floor: 420 sq. ft.
EXCLUDED AREAS: GARAGE: 307 sq. ft., UNDEFINED: 16 sq. ft., BALCONY: 169 sq. ft.,
OPEN TO BELOW: 149 sq. ft., WALLS: 130 sq. ft.
Plan Not Drawn To Scale. Measurements Represented Approximate Only. Not For Construction.





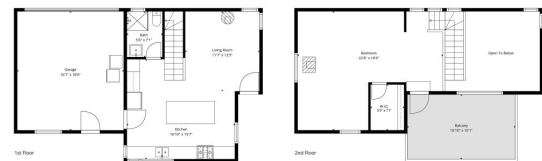


kw MONTANA REALTY

TOTAL: 854 sq. ft.
1st floor: 484 sq. ft., 2nd floor: 420 sq. ft.
EXCLUDED AREAS: GARAGE: 307 sq. ft. UNDEVELOPED: 78 sq. ft. BALCONY: 169 sq. ft.
OPEN TO BELOW: 149 sq. ft. WALLS: 130 sq. ft.
(Does Not Include 64 Cubic Yds. Above Ground Storage Space Below Deck)







KW MONTANA REALTY

TOTAL: 854 sq. ft.
 1st Floor: 434 sq. ft., 2nd Floor: 420 sq. ft.
 EXCLUDED AREAS: GARAGE: 307 sq. ft., UNDEFINED: 16 sq. ft., BALCONY: 169 sq. ft.,
 OPEN TO BELOW: 140 sq. ft., WALLS: 130 sq. ft.
(Does Not Include 1st Floor Deck, Second Floor Deck, and Not Guaranteed)



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*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2025-11-28