

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



801 S 6th Ave, Bozeman MT 59715

\$819,000

Acres: ± 0.153

MLS#: 407877

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MLS  
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INTRODUCTION

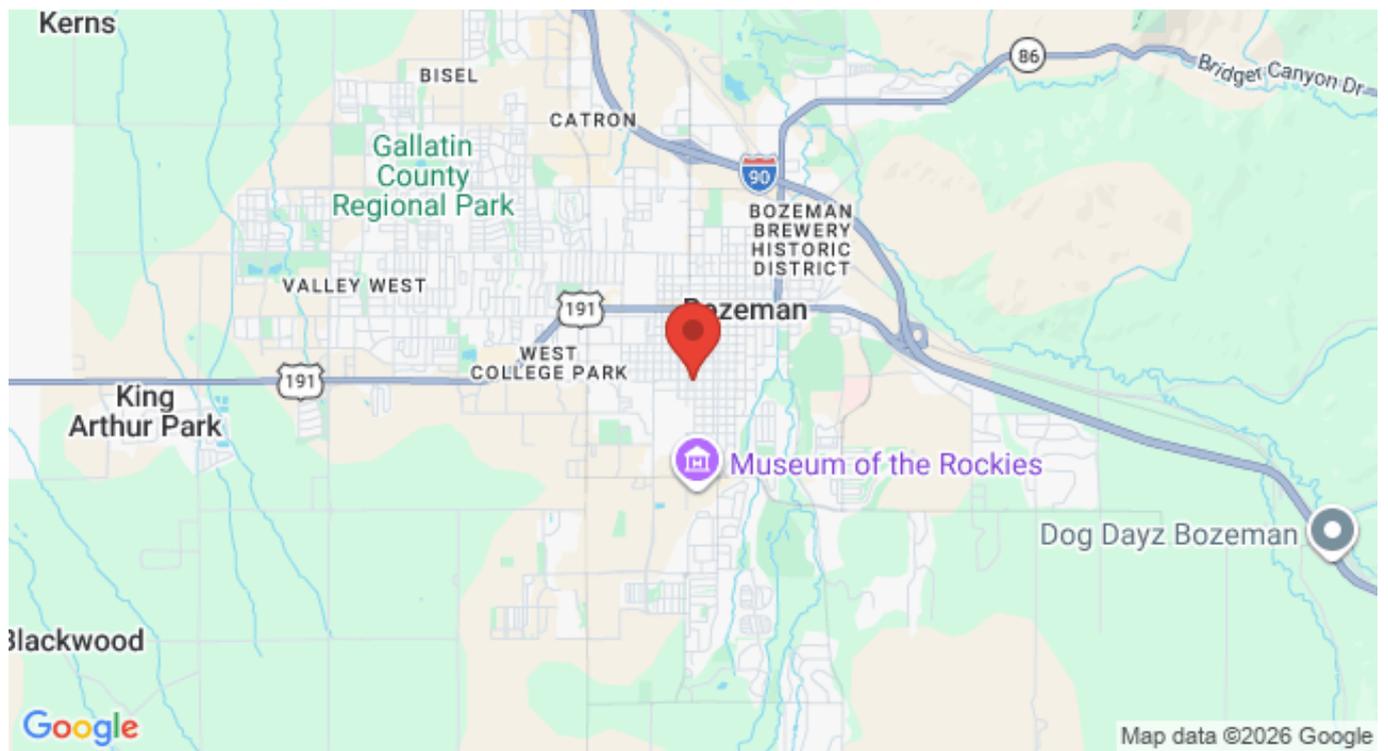
Located in one of Bozeman's most desirable neighborhoods, 801 S 6th Avenue offers a rare opportunity to live just minutes from MSU, Bozeman's vibrant downtown and year-round recreation. This classic bungalow has preserved nearly all of its original architectural details. Much of its beautiful oak millwork on the main floor is intact and unpainted with the classic bungalow elements of built-in bookcases, writing desk, buffet, and glass-fronted cabinets. The open floor plan of the living room and dining room are flanked by windows on all three sides giving this home a comfortable, light-filled feel. The rich tones of the wood and the glow of the fireplace imbue a sense of warmth and comfort. Stunning original maple floors on the first floor and fir floors on the second floor. The characteristic bungalow flow between the indoors and outdoors spaces is demonstrated by the view through the French doors to the large backyard creating an appealing fusion of indoor and outdoor spaces. The home's original design was a first-floor bedroom immediately south of the large open living room. Subsequent owners converted that bedroom into a den, so its original closet has been removed. The fully renovated bathroom is just outside this main-floor bedroom. The kitchen has been tastefully updated in a style consistent with the rest of the home. The charming kitchen table nook is perfect for a morning coffee or working from home. The upstairs bedrooms have generously sized closets and spacious rooms. The charming hallway loft has a window seat with treetop views. The exact date of construction is not precisely known but mortgage records from 1919 suggest this home is at least 100+ years old. (Buyer to determine age to buyer's satisfaction). Backyard is fenced and has alley access which may provide an opportunity for the construction of a new garage if desired.



FEATURES

Status:	Contingent	Style:	Craftsman
Type:	Residential	Year Built:	1919
Sub Type:	SingleFamilyResidence	Beds:	3
Acres:	± 0.153	Baths:	2
Listing Date:	2026-01-13	Appliances:	Dishwasher, Range, Refrigerator
Listing Agent:	Denise Andres of Berkshire Hathaway - Bozeman	Heating/Cooling:	NaturalGas None

LOCATION



Address: 801 S 6th Ave, Bozeman MT 59715

PHOTOS

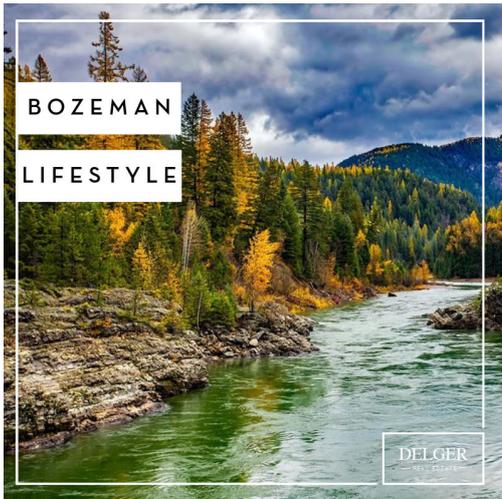








BOZEMAN LIFESTYLE™



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.

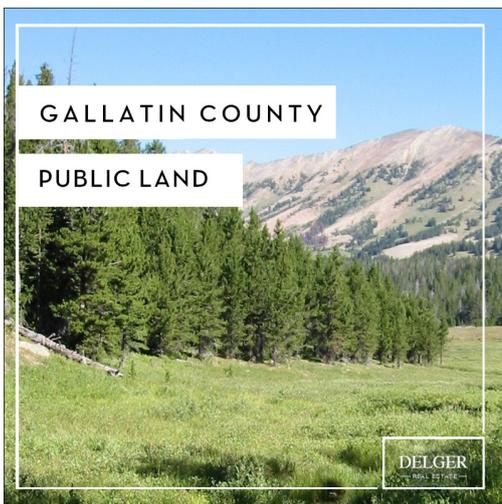
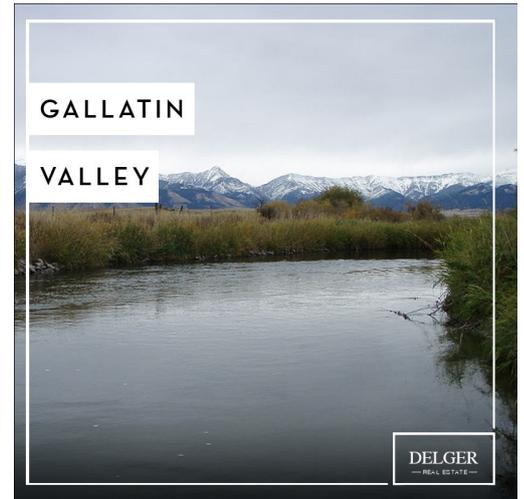
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

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Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

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