

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger  
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**THIS BROCHURE PROVIDED BY CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## 616 Comet Boulevard, Livingston MT 59047

\$515,000

Acres: ± 0.2109

MLS#: 409056

## INTRODUCTION

Welcome to this meticulously cared-for split-level ranch in one of Livingston's most sought-after neighborhoods. Featuring 5 bedrooms and 2.5 bathrooms, this spacious home offers the perfect combination of functionality, comfort, and Montana lifestyle living. Step inside to an inviting open floor plan with raised ceilings that create a bright, airy atmosphere ideal for entertaining or everyday living. The main level flows seamlessly between the kitchen, dining, and living areas, creating a versatile layout designed for connection and ease. Situated on nearly a -acre oversized lot, the fully fenced backyard offers room to breathe, play, garden, and entertain. Two mature apple trees add charm and seasonal beauty, while the handmade greenhouse is ready for year-round gardening enthusiasts. Enjoy breathtaking mountain views from the elevated back deck or unwind on the covered front porch and soak in the peaceful surroundings. Additional highlights include: Two-car attached garage RV sewer dump + space for workshop or storage New roof installed in 2017 Nearly -acre lot Bikeable to downtown Livingston Close proximity to parks, playgrounds, baseball & soccer fields, and scenic walking trails Located in an established neighborhood with convenient access to town, this home offers the perfect blend of suburban serenity and in-town accessibility. Ride your bike to downtown Livingston, enjoy local shops and restaurants, then return home to space, views, and privacy. Homes offering this combination of bedroom count, lot size, mountain views, and bikeable access to town rarely come available in this price range. Priced under appraised value, this property delivers space, lifestyle, and exceptional value making it a standout opportunity in today's Livingston market. If you're looking for a move-in ready 5-bedroom home in Livingston, MT with room to grow and immediate livability, this is one you won't want to miss. \*\*\*Be Sure to check out the full video tour here - <https://youtu.be/NHKRUHTNo4A>



## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	SingleFamilyResidence
<b>Acres:</b>	± 0.2109
<b>View:</b>	Mountains, SouthernExposure, Valley, TreesWoods
<b>Water Features:</b>	None
<b>Listing Date:</b>	2026-03-05
<b>Listing Agent:</b>	Melissa Mobley of eXp Realty, LLC

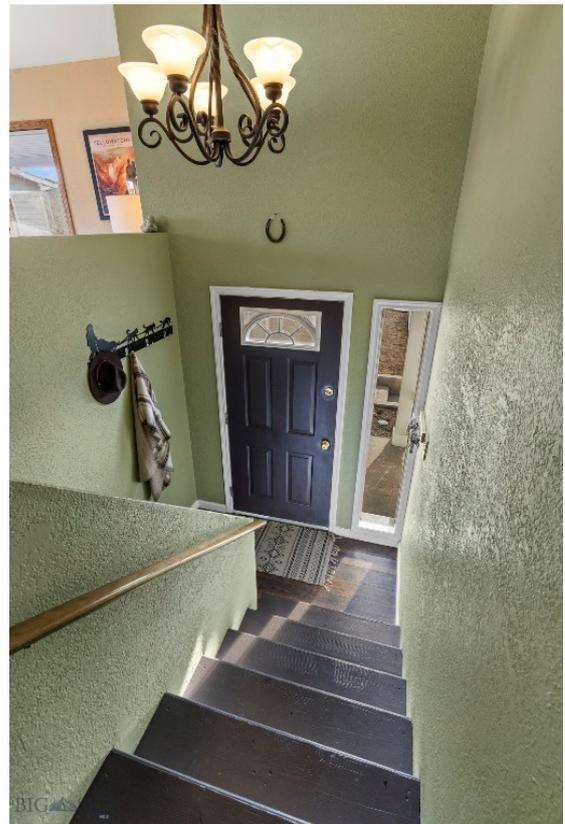
<b>Style:</b>	SplitFoyer
<b>Year Built:</b>	1995
<b>Beds:</b>	5
<b>Baths:</b>	3
<b>Appliances:</b>	Dryer, Dishwasher, Range, Refrigerator, Washer
<b>Heating/Cooling:</b>	Baseboard CeilingFans

## LOCATION

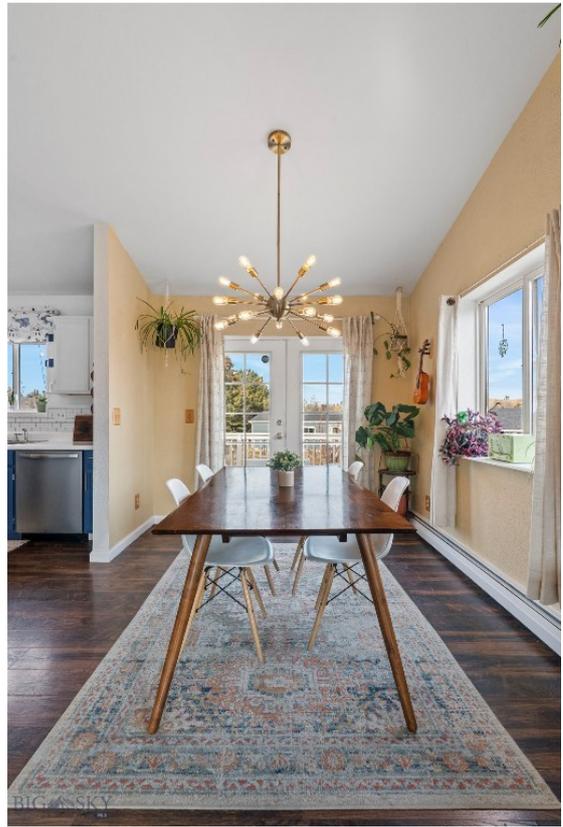


Address: 616 Comet Boulevard, Livingston MT 59047

# 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.

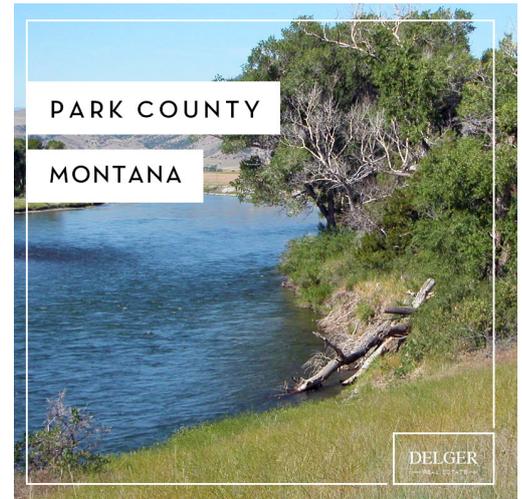
Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800' s. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

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 km<sup>2</sup>), of which 2,803 square miles (7,260 km<sup>2</sup>) is land and 10.4 square miles (27 km<sup>2</sup>) (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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