

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



1506 Park View Place, Bozeman MT 59715

\$745,000

Acres: ± 0.93

MLS#: 410861

INTRODUCTION

Rare opportunity to create something truly special in an exceptional setting. Select photos have been virtually staged to illustrate the homes potential and possible design concepts. Property is being sold AS IS and will require updating and improvements, but the combination of acreage, privacy, enduring view corridors, and premier location offers tremendous long-term value and upside. Set on nearly an acre in Bozemens sought-after south side, 1506 Park View Place offers the kind of value buyers chase protected mountain views, usable land, privacy, and long-term upside all tucked within a quiet, established neighborhood just minutes from town. This is your chance to step into a home and have the freedom to create a space that reflects your own vision, style, and priorities on your timeline. With mountain views from both the front and back of the property and a community park directly across the street, the setting delivers what's increasingly difficult to find: open space, mature trees, and views that aren't likely to disappear. The expansive lot, strong-producing 30 GPM well, light covenants, no HOA, and no city taxes add even more flexibility and long-term appeal. The home offers 3 bedrooms, 2 bathrooms, and 1,722 SF including a finished basement. A new roof has already been completed on both the home and shed, allowing the next owner to focus on cosmetic updates and immediate equity potential rather than major structural expenses. Surrounded by higher-end subdivisions that continue to perform, this property presents a compelling opportunity for both homeowners and investors alike. Whether you're looking to design your dream property, create additional living potential, or simply invest in one of Bozemens strongest locations, this property checks the boxes: Buy into the location then make it your own. A blank canvas with immediate upside potential. Create a home tailored to your lifestyle. Improve and personalize over time. Opportunity to build equity through smart updates. Greater control over your investment with no HOA and lower ongoing costs. This isn't an overwhelming project; it's an empowering opportunity. The kind of property where thoughtful improvements can translate into meaningful value. If you've been waiting for a place where you can express your style, grow into the home over time, and secure a strategic piece of Bozeman real estate, this one deserves your attention.



FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 0.93
View:	Mountains, SouthernExposure
Listing Date:	2026-05-14
Listing Agent:	Toni Neal of Mosaic Montana Real Estate

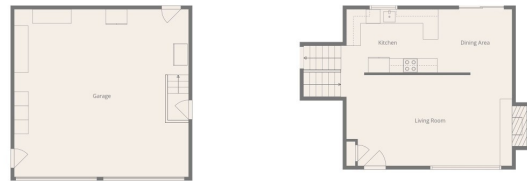
Style:	Ranch
Year Built:	1977
Beds:	3
Baths:	2
Appliances:	Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	Baseboard Electric ForcedAir NaturalGas None

LOCATION



Address: 1506 Park View Place, Bozeman MT 59715

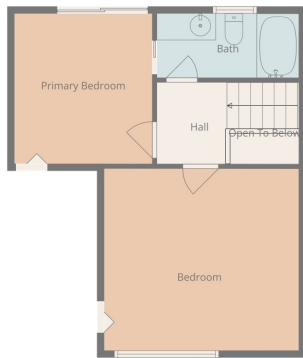
PHOTOS



BIG SKY

Floor Plan Created by Calorini App. Measurements Derived Highly Reliable But Not Guaranteed.





BIG SKY

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





BIG SKY

Floor Plan Created By Customer Rep. Measurements Do Not Vary Slightly But Not Guaranteed.







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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