

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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Powered by Data, Technology, and Local Expertise



529 S 9th Street, Livingston MT 59047

\$1,125,000
Acres: ± 0.321
MLS#: 410871

INTRODUCTION

Rare investment opportunity in one of Livingston's most sought-after locations on South 9th Street. Situated on a spacious 0.321-acre lot spanning four city lots, this unique property offers two homes and two 2-car garages, creating exceptional flexibility and strong income potential. Just one block from Water Works Park and two blocks from the Yellowstone River, with easy access to scenic walking paths leading to Sacajawea Park and the beloved Livingston Farmers Market, the location alone makes this a standout for both long-term and short-term rental appeal. The main residence blends historic character with thoughtful updates, featuring hardwood floors, 4 bedrooms, and 2 bathrooms. The open-concept living, dining, and kitchen area is filled with natural light from large windows that capture stunning views of the Absaroka-Beartooth Mountains. Recent improvements preserve the home's vintage charm while adding modern comfort: marmoleum flooring, antique fixtures, a cozy wood stove, newer stainless steel appliances, and an updated kitchen that stays true to the home's original style. The walkout basement expands the living space with 2 additional bedrooms, 1 bathroom, a laundry room, and a versatile flex space. A covered outdoor deck extends the living space, offering a perfect setting for relaxing or entertaining while enjoying the peaceful surroundings. An additional loft area upstairs, accessed by pull-down stairs in the hallway, provides bonus space ideal for storage, a studio, or creative use. Tucked behind, the charming cottage offers 1 bedroom and 1 bathroom with a full kitchen, featuring warm wood floors, marmoleum kitchen flooring, charming arched doorways, and a large picture window that fills the space with light, ideal for rental income, guest quarters, or multi-generational living. The oversized yard, framed by mature trees along quiet Cambridge Street, provides exceptional privacy, an uncommon find for an in-town property of this size. Currently occupied by excellent long-term renters, this property presents an immediate income-producing opportunity with upside potential in a premier Livingston location.



BIG SKY
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MLS

FEATURES

Status:	Active
Type:	ResidentialIncome
Acres:	± 0.321
View:	Mountains, SouthernExposure, TreesWoods
Water Features:	Creek
Listing Date:	2026-05-04
Listing Agent:	Lauren Dalzell of Small Dog Realty

Style:	Craftsman
Year Built:	1949
Appliances:	Dishwasher, Range, Refrigerator
Heating/Cooling:	Baseboard NaturalGas None

LOCATION



Address: 529 S 9th Street, 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 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.

LUXURY 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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