

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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Powered by Data, Technology, and Local Expertise



2224 Sourdough, Bozeman MT 59715

\$895,000

Acres: ±

MLS#: 411330

INTRODUCTION

This property is a dynamic "hybrid" find for the Bozeman market. The detached nature offers the privacy of a single-family home, while the HOA-managed maintenance of a condo that provides a "lock-and-leave" lifestyle that is highly coveted in a climate where shoveling snow can be part-time job. With its proximity to Montana State University (MSU), Bozeman Health Hospital, and downtown, this home is ideal for active retirees, medical professionals, remote creatives, investors or a multigenerational homebase. Not only is the home close to so much, it is amazingly quiet. The current owners love sitting on both porches regularly. Enjoy the sunrises on the back porch and the sunsets on the front porch. **OPTION FOR MAIN FLOOR LIVING:** Features a primary ensuite, guest bedroom, full bath, laundry, and a cozy den with a gas fireplace. The interior kitchen provides a quiet, focused culinary space. Upstairs, the open loft is perfect for a home office or library. The floor plan flows nicely, the homeowners have hosted up to 30 people at events inside. What a great option to use the main level, or to spread out into private spaces throughout the home. **ADDITIONAL WELLNESS & CREATIVE SPACE IN THE BASEMENT:** The fully finished lower level includes two bedrooms, extensive storage, and two non-conforming specialty rooms. One features an integrated sinkstaged as a private massage/yoga room and the other functions as a sound-dampened music room or craft studio. **OUTDOOR AMENITIES & GVLТ TRAIL:** Enjoy a private yard without the upkeep yet the option to add your own plants and flowers, as the association handles landscaping and snow removal. Many native species plants, berries, medicinal and flowers have been planted. The open space across the street that GVLТ holds is a 2-acre conservation easement on a portion of a private parcel directly east of Hauser Park which includes a trail along Bozeman Creek with a bridge and a bench that are open to public use. The conservation easement, originally established in 1993 by landowner Frances Senska, was GVLТ's fifth such land protection project, and was intended to conserve the creek's riparian habitat and protect the public access. This high-performance property perfectly captures the Bozeman active-recovery lifestyle. Don't miss this unique hybrid home near Montana State, downtown, the best trails in town, including Peet's Hill and the hospital!



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Condominium
Listing Date:	2026-05-18
Listing Agent:	Courtney King of Engel & Volkers - Bozeman

Style:	Traditional
Year Built:	2006
Beds:	4
Baths:	3
Appliances:	Dryer, Disposal, Range, Refrigerator, Washer
Heating/Cooling:	ForcedAir CentralAir, CeilingFans

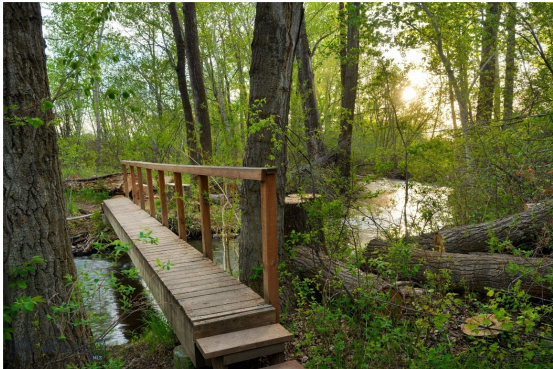
LOCATION



Address: 2224 Sourdough, Bozeman MT 59715

PHOTOS





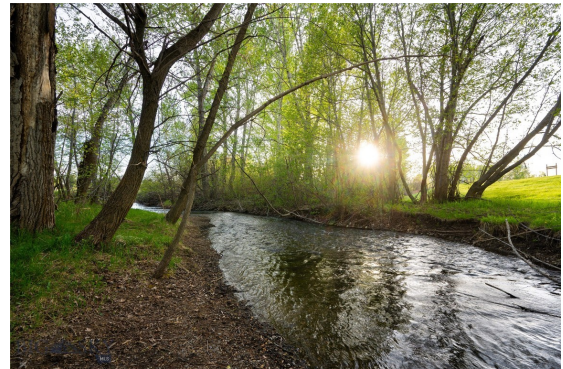
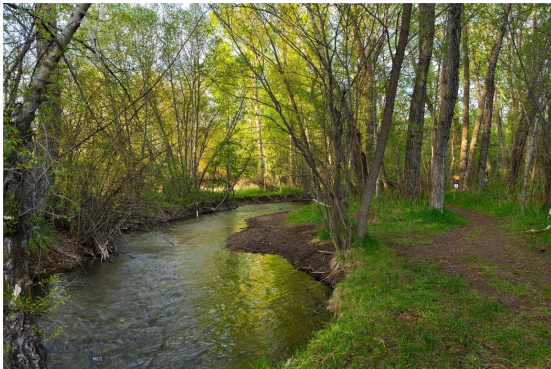


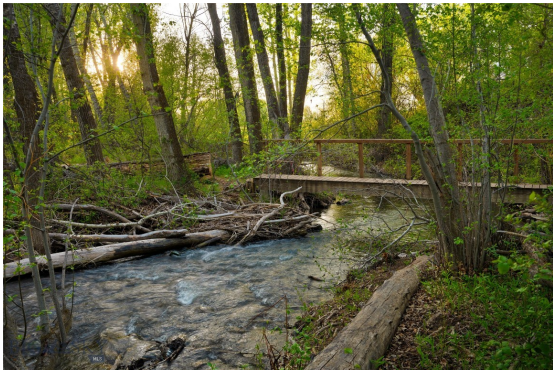












BOZEMAN LIFESTYLE™



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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