

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



146 Canyon View, Livingston MT 59047

\$960,000

Acres: ± 2.6

MLS#: 411413

INTRODUCTION

Experience the very best of Montana living with this beautifully updated 5-bedroom, 3-bath country home on 2.6 acres just minutes from historic downtown Livingston MT. This property offers breathtaking 360-degree mountain views, multi-generational living potential, income-producing opportunities, and the peaceful rural lifestyle buyers seek in SW Montana real estate. The spacious floor plan features a desirable main-floor master suite with private office/workout room, ideal for remote work, wellness space, nursery, or sitting room. Numerous upgrades throughout include an updated kitchen, remodeled bathrooms, modern finishes, and some new flooring, creating a move-in-ready Montana dream home. The fully finished basement includes 3 additional bedrooms (1 non-conforming with egress window but no closet), 1 bathroom, and its own private entrance, making it ideal for multi-generational living, an in-law suite, guest quarters, vacation rental, or long-term rental opportunity. The flexible layout offers excellent investment potential for buyers seeking Montana income property or a home with separate living quarters. Outside, the property is perfectly set up for the Montana outdoor lifestyle with room for hobby farming, gardening, recreation, RV parking, and outdoor equipment. Approximately 1 acre is separately fenced and ready for a horse, gardens, or pets. Additional improvements include a 30x40 shop, 13x40 lean-to carport, 20x8 storage area, underground sprinklers, mature landscaping, and wide-open spaces to enjoy Montana sunsets and mountain scenery. Located in the heart of Yellowstone Country, this property provides easy access to world-class fly fishing, hiking, rafting, horseback riding, Yellowstone River recreation, skiing, and year-round outdoor recreation. Enjoy privacy and convenience with quick access to restaurants, shopping, art galleries, live music, and community events. Property is conveniently located approximately 5 minutes to Yellowstone River access, 6 minutes to historic downtown Livingston, 20 minutes to Emigrant restaurants and entertainment, 25 minutes to Chico Hot Springs, 30 minutes to Bozeman and Bozeman Yellowstone International Airport, and 46 minutes to Yellowstone National Park. Searching for a Montana home, horse property, family compound, recreational retreat, investment property, fly fishing getaway, or vacation home with mountain views, this property delivers the Montana lifestyle buyers dream about.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 2.6
View:	Mountains
Listing Date:	2026-05-21
Listing Agent:	Suzy Barnett of United Country Real Estate / Yellowstone Real Esta

Year Built:	2005
Beds:	5
Baths:	3
Appliances:	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	RadiantFloor WallWindowUnits

LOCATION



Address: 146 Canyon View, Livingston MT 59047

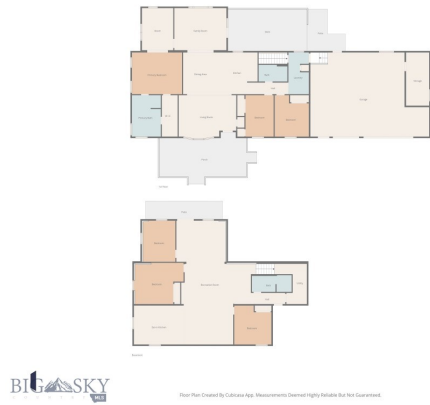
PHOTOS



















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.

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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