

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



1217 Wildflower Trail, Livingston MT 59047

\$600,000

Acres: ± 0.1961

MLS#: 411553

INTRODUCTION

Welcome to 1217 Wildflower Trail a beautifully updated home tucked into Livingstons highly desirable Ridgeview Trails neighborhood, where comfort, style, and Montanas natural beauty come together seamlessly. This property backs up to open park space, offering the privacy and peaceful setting buyers dream about. Inside, the main level features vaulted ceilings, rich hardwood floors, a primary suite with large tiled shower, and a guest bedroom, creating an inviting layout designed for both everyday living and entertaining. The updated kitchen is equipped with newer appliances, generous workspace, and effortless flow into the main living and dining areas. The fully finished lower level creates the ultimate retreat, complete with a custom home theatre perfect for movie nights, a dedicated crafting or hobby space, and an oversized storage room ready for all your Montana gear and seasonal equipment and two extra bedrooms with a full bath. The oversized garage has tall ceilings with built in overhead storage and a workbench. Step outside to your own backyard oasis. The meticulously maintained, fully fenced yard backs to park space, has drip lines in place for plants and mature trees as well as underground sprinklers. The covered front porch offers mountain views for relaxing evenings at home. Located just minutes from historic downtown Livingston, the Yellowstone River, dining, shopping, and outdoor recreation, this exceptional property offers the perfect balance of tranquility and accessibility. Schedule your private showing today and experience everything 1217 Wildflower Trail has to offer.



BIG SKY
MLS

FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 0.1961
View:	Mountains
Listing Date:	2026-05-27
Listing Agent:	Gracia Rae Barnhart of NextHome Destination

Style:	Craftsman
Year Built:	2007
Beds:	4
Baths:	3
Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator
Heating/Cooling:	ForcedAir NaturalGas CentralAir

LOCATION



Address: 1217 Wildflower Trail, Livingston MT 59047

PHOTOS





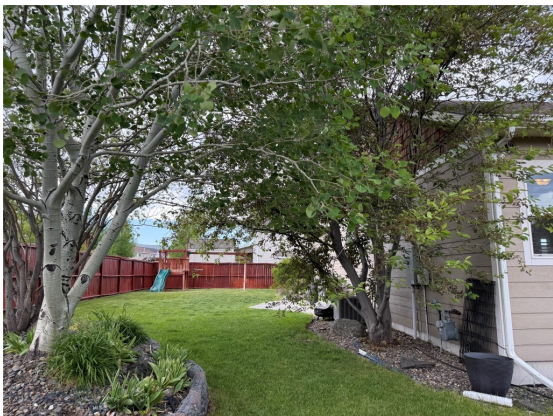














LIVINGSTON LIFESTYLE



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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