

Cross Property All Fields Detail

Listing

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ALL FIELDS DETAIL REPORT

MLS#: 405326
Status: **Active**
Asking Price: \$599,000 (\$361.71/SF)
Original Price: \$599,000 (\$361.71/SF)
Address: 1008 S Willson Avenue
City: Bozeman
State: MT
Zip: 59715
Area: 1SM - Boz Main to Kagy
County: Gallatin
Subd/Complex: Butte Addition
Legal: BUTTE ADD, S18, T02 S, R06 E, BLOCK 8, LOT 4, ACRES 0.14, N2 LOT 5
Directions: South on Willson from Main St. 1 house south of Cleveland on East Side. Please do not park in Driveway. It is shared with neighbors.

Class: Residential
Type: Single Family
Total Sq Ft: 1,656
Sq Ft Source: Dept Of Revenue (C & A)
Levels: Single Floor with Basement
Bedrooms: 3
Baths: 2.0
Lot Size: 6,080 - SqFt
Garage: 1 Detached
Year Built: 1950



Recent: 09/20/2025 : BOM : CBUPOK->A

GENERAL LISTING INFORMATION

Input Date: 08/25/2025 05:05 PM
Listing Date: 08/25/2025
Agent 1: [Edward Steinhauer Ph:406-580-1456](#)
Office 1: [McCaw, DeVries, Steinhauer & Co. Ph:406-587-5540](#)
Agent 2:
Office 2:
Agent 3:
Office 3:

Update Date: 09/20/2025
Expiration Date: 08/31/2026
Listing Type: Exclusive Right to Sell
REO/Short Sale/Foreclosure: Neither

PROPERTY DETAILS

New Construction: No
New Const Type:
Est. Complete Dt:
1st Level Sq Ft: 968
2nd Level Sq Ft:
3rd Level Sq Ft:
Abv Grade Sq Ft: 968
Bsmt Level Sq Ft: 688
Garage SF:
Garage SF Source:
Permanent Foundation Type:
Unfinished Sq Ft:
Loc of Unfinish SF: basement
Guest Quarters: No
Guest Sq Ft:
Full Baths: 1
3/4 Baths: 1
1/2 Baths:
Builder/Architect:
Parcel Tax ID#: [RGH3688](#)
Additional Parcel Tax IDs

Zoning: R1 - Residential Single-Household Low Density
Possible Use:
Condo Name:
Livestock Permitted:
Modular Construction: No
Pets:
Water Amenity On/Touching:
Water Amenity Nearby: Creek
Public Land Nearby:
Public Land On/Touching:
Flood Plain:
Exceptions:
Covenant/Deed RstrnYN: No
Covenant/Deed Rstrn Desc:
Certified Green Bldg:
Airstrip Runway Airport:

Showing Instructions: Property is now vacant and easy to show! Text or call Eddie (406)580-1456 and I will get you setup. Tenant has a cat that can go in or out so don't stress! Supra lockbox near side door. Please access house through the side door. Thanks for showing!

MISCELLANEOUS

Days On Market: 14
CDOM: 14
Lockbox Type: Supra
Owner Name: Johnson
Occupant: Vacant
Rental Period: Monthly
Rent Amount: 0.00
Rent Amt Details: Tenant is plans to vacate the property in September.

Realtor.com: Yes
IDX Include: Yes
IDX Include Address: Yes
ListHub: Yes
VOW Comment: Yes
Automated Valuation: Yes

FEATURES

Flooring: Hardwood Floors, Other
Appliances: Range, Refrigerator, Washer
Heating: Forced Air, Furnace - Gas
Cooling: None
Roof: Asphalt, Shingle

Basement: 1 Bedroom, 1 - 3/4 Bath, Extra Room, Laundry Area, Non-Egress Windows Bungalow
Style:
Interior:
Site Improvements: Concrete Driveway, Lawn, Partial Fencing
1st Level: 2 Bedrooms, 1 Full Bath, Dining Room, Living Room, Kitchen

Patio/Deck:	Covered Porch	2nd Level:	
Exterior:	Stucco	3rd Level:	
View:		Utility Services:	City Sewer, City Water, Electricity In, Natural Gas
Road Access:	Paved	Safety Features:	
Outbuildings:			

COMMUNITY INFORMATION

Community:	Trail System		
Condo Features:			
HOA:	Subdivision HOA - No	HOA Amount:	
HOA Pay Period:		HOA Includes:	
HOA Contact:		HOA Contact Phone:	
HOA 2:		HOA 2 Amount:	
HOA 2 Pay Schedule:		HOA 2 Fee Includes:	
HOA 2 Contact:		HOA 2 Contact Phone:	

AGENT INFORMATION

Agent Only Remarks

Vacant and easy to show. Text Eddie (406)580-1456 and go show! Please do not park in shared driveway when showing. This is basically an estate sale. Cadastral lists as 3 bedroom, lower level "bedroom" does not have egress windows. Basement bathroom is pretty basic and unfinished. This is an older home that has not been owner occupied in quite some time. Please investigate the property to buyers satisfaction.

PUBLIC INFORMATION

Public Remarks

Cute 1950's bungalow between downtown Bozeman and Montana State University campus. Central location for easy access to parks, trails, restaurants, shopping and nightlife. There is no better place to take advantage of the extensive Gallagator trail system that follows Sourdough Creek through town, campus, local dog parks, the M Trail, Triple Tree, and more. The main floor of this classic bungalow features hardwood floors, a covered front porch sitting/ greeting area, an open linear living/ dining/ kitchen layout on the south side, and 2 bedrooms with 1 full bath on the North side. The full unfinished basement is great for storage or future expansion with full laundry hookups and a partial bathroom. Get to the yard from the kitchen or side door allowing for easy access to the grill and bringing in groceries. Mature landscaping throughout the yard allows for shade and privacy. Some neighbors have taken advantage of the alley access of these lots to provide additional off-street parking. Take a tour of this one today and find out what makes the south side of Bozeman so special!

FINANCIALS

Tax Year:	2025	Terms Acceptable:	1031 Exchange, 3rd Party Financing, Cash
Apx Tax Amt:	\$4,542	Preferred Title Company:	Security Title Company
SID/RID:		Ownership:	
Possession:	Funding		
Financial Comments:			

Prepared By: Edward K. Steinhauer

Date Printed: 09/29/2025

Information deemed reliable but not guaranteed.

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