

Client Full

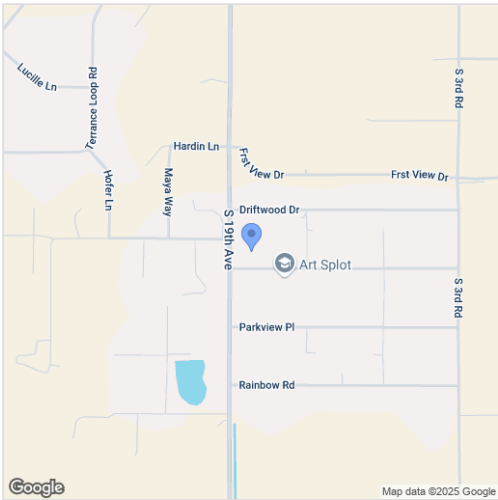
Listing

CLIENT DETAIL REPORT

MLS#: 401807

1709 Wildflower Way

Date Printed: 05/13/2025



GENERAL INFORMATION

Status:	Active	Subd/Complex:	Hyalite Heights	Year Built:	1976
Type:	Single Family			Bedrooms:	3
City:	Bozeman	Lot Size:	.931 - Acres	Baths:	1.5
Asking Price:	\$699,900	1st Level Sq Ft:	1,288	# Full Baths:	1
Area:	2SE - Boz S of City E of 19th	2nd Level Sq Ft:		# 3/4 Baths:	
Levels:	Single Floor no Basement	3rd Level Sq Ft:		# 1/2 Baths:	1
Total Sq Ft:	1,288	Abv Grade Sq Ft:	1,288	Water Amenity On/Tch:	
Days On Market:	6	Garage SF:		Water Amenity Nearby:	
CDOM:	6	Garage SF Source		Basement Sq Ft:	
Price/Sq Ft:	\$543.40	Unfinished SF:		HOA Amount:	
ADU SqFt:		Loc of Unfin SF:		HOA Pay Period:	
Airstrip Runway Airport:		Public Land Nearby:		Public Land On/Tch:	
		Garage:	2 Attached		
		ADU Features:			
		Livestock Permitted:			
Directions:	South on 3rd or 19th from downtown to Wildflower. Home is between 3rd and 19th on the North side of Wildflower Way				
Legal:	HYALITE HEIGHTS SUB, S36, T02 S, R05 E, BLOCK 2, LOT 8, ACRES 0.931, PLAT I-41				

FEATURES

Appliances:	Dryer, Range, Refrigerator, Washer	Style:	Ranch
Heating:	Electric Baseboard, Stove	Interior:	Gas Stove
Cooling:	Ceiling Fans	Site Improvements:	Chain Link Fencing, Garden, Lawn, Perimeter Fencing
Roof:	Asphalt, Shingle	1st Level:	3 Bedrooms, 1 Full Bath, 1 Half Bath, Dining Room, Living Room, Kitchen, Laundry Room, Garage, Fireplace/Stove
Patio/Deck:	Deck	2nd Level:	
View:	Mountains	Utility Services:	Electricity In, Natural Gas, Private Well, Septic
Road Access:	Paved	Seasonal Access:	
Amenities:	Park	Safety Features:	
HOA Includes:		Outbuildings:	Chicken Coop, Green House

PUBLIC INFORMATION

Public Remarks

Tucked away in one of Bozeman's most desirable southside neighborhoods, this beautiful single-level 3-bedroom, 2-bath home offers the perfect blend of tranquility, comfort, and convenience all set on just under 1 acre with stunning Bridger Mountain views. Enter the inviting, light-filled living space featuring newer flooring, fresh interior paint, ceiling fans, and large windows that frame the scenic outdoors. The cozy gas fireplace warms and accents the living room, while the adjacent kitchen includes stainless steel appliances, a gas stove, views of the

yard, and a spacious dining area perfect for entertaining. Enjoy outdoor living from the large rear deck, great for relaxing, grilling, or taking in the incredible views. The exterior also features private well and septic, a new asphalt driveway, a large 2-car garage, and a fully fenced backyard with a greenhouse, lean-to storage, and a chicken coop — your own mini homestead in the heart of Montana! Located just outside of city limits, many neighbors have taken advantage of the mild covenants to expand their homes or garages and even add additional shops and outbuildings. Head south to local favorite spots such as Bozeman Creek, Leverich Canyon, South Cottonwood and the famous Hyalite Canyon Recreation Area. North will get you quickly to Montana State University, new restaurants and businesses, and vibrant downtown Bozeman, MT. Looking for a little more action close to home? Living on the South side of town gives you great access to both Big Sky and Bridger Bowl for summer and winter recreation. Don't miss your chance to check out this southside charmer with a little something for everyone!

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