

Client Full

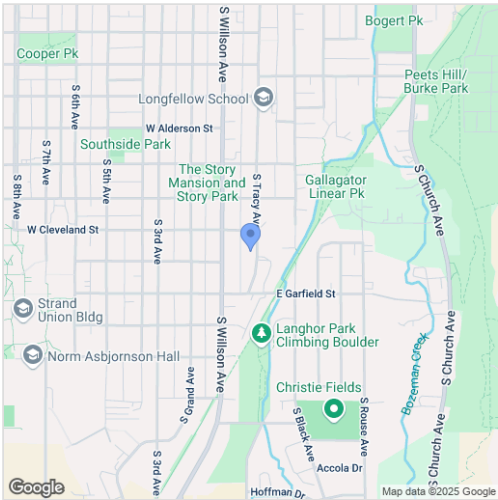
Listing

CLIENT DETAIL REPORT

MLS#: 401867

1017 S Tracy Avenue

Date Printed: 05/13/2025



GENERAL INFORMATION			
Status:	Active	Subd/Complex:	Langohr Addition
Type:	Single Family	Year Built:	1953
City:	Bozeman	Bedrooms:	2
Asking Price:	\$725,000	Baths:	1.0
Area:	1SM - Boz Main to Kagy	# Full Baths:	1
Levels:	Single Floor no Basement	# 3/4 Baths:	
Total Sq Ft:	1,147	# 1/2 Baths:	
Days On Market:	4	Abv Grade Sq Ft:	1,147
CDOM:	4	Garage SF:	
Price/Sq Ft:	\$632.08	Garage SF Source:	
ADU SqFt:		Unfinished SF:	
Airstrip Runway Airport:		Loc of Unfin SF:	
		Public Land Nearby:	
		Garage:	1 Attached
		ADU Features:	
		Livestock Permitted:	
Directions:	South on Tracy from Downtown. House is on West side of street just before Garfield.		
Legal:	LANGOHR 1ST ADD, S18, T02 S, R06 E, BLOCK A, LOT 4, ACRES 0.207, PLAT E-31		

FEATURES			
Flooring:	Hardwood Floors	Basement:	
Appliances:	Dryer, Range, Refrigerator, Washer	Style:	
Heating:	Forced Air	Interior:	Automatic Garage Door
Cooling:	None	Site Improvements:	Concrete Driveway, Garden, Landscaped Yard, Lawn, Perimeter Fencing, Wood Picket
Roof:	Asphalt, Shingle	1st Level:	2 Bedrooms, 1 Full Bath, Dining Area, Living Room, Kitchen, Laundry Area, Garage
View:		Utility Services:	City Sewer, City Water, Electricity In, Natural Gas
Road Access:	Paved	Seasonal Access:	

PUBLIC INFORMATION

Public Remarks
Great location for this charming, southside Bozeman bungalow style home on large lot with alley access near parks and trails. This single level 2 bed, 1 bath 1950's home is a rare find downtown. Set back on the lot to allow for a larger front yard and elevated to give it a unique birds eye perspective of the surrounding area. All of the homes on this block are one of a kind and many of the neighbors have taken advantage of the topography, location and size of the lots to design something original! A little about the home. Upon entering through the front door or the garage into a modest entry area with room for boots, coats and some storage you will be welcomed into the bright living room with 2 walls covered in windows and a beautiful original wood floor. The light and bright feeling of this room must be experienced in person. Passing through the living area to your right is a wall of built in storage and closets that will lead you to the kitchen, back hall, 2 bedrooms, full bath and laundry area. The larger second bedroom at the back of the house has north and south facing windows with views of the yard on

both sides! Access to the fenced back yard and alley is at the rear of the home just past the kitchen. About the area. Walk 10 blocks to downtown, hop on the Linear trail, take a hike on Peets Hill, head out to Triple Tree and check out some events at the MSU campus. All of this and more is right out your front door.

Edward Steinhauer
McCaw, DeVries, Steinhauer & Co.
676 Ferguson Ave. Ste. 4
Bozeman MT 59718
Ph: (406) 580-1456
eddiesteinhauer@gmail.com

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