

CORDER

AND ASSOCIATES, LLC



Berries, Blossoms, and Backyard Oasis

1109 Wyoming St., Belgrade, MT 59714

Offered at \$490,000



Presented Exclusively by
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Property Information

Lot Size: 0.12 deeded acres

Taxes: \$3,214.00 (2024)

Legal: LAS CAMPANAS SUB PH 1, S12, T01 S, R04 E, LOT 73, ACRES 0.12, PLAT J-401

Year Built: 2006

Bed/Bath: 3 Bed/2 Bath

Square Footage: 1,228

HVAC: Gas forced air

Water/Sewer: City

Appliances: Dishwasher, refrigerator, oven/range, microwave, disposal

Special Enhancements/Extras: Hot tub; Sprinkler system; Water softener; Raspberry bushes

Covenants/HOAs: Yes; Las Campanas Subdivision \$65/yr.

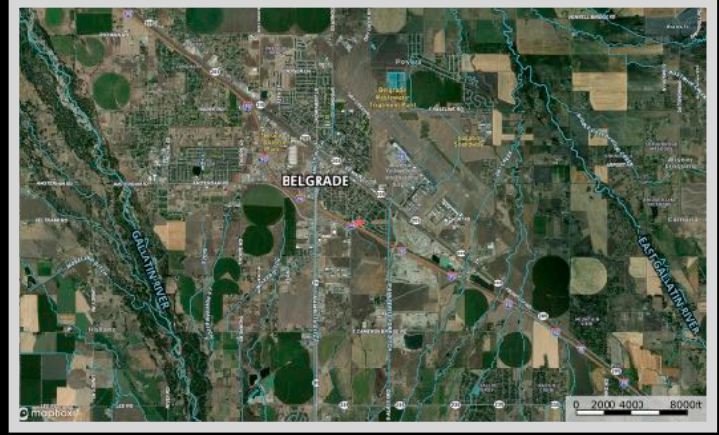
Executive Summary

Berries, blossoms, and a private backyard retreat, this beautifully maintained 3-bedroom, 2-bathroom home offers 1,228 square feet of warm, inviting living space—with the perfect balance of comfort and character. Step out back and discover your personal oasis: a private hot tub to soak away the day, surrounded by mature landscaping that includes thriving raspberry bushes and fragrant lilac hedges. A full sprinkler system keeps the yard lush and green throughout the growing season, so you can enjoy your outdoor space with minimal maintenance. This property is part of a well-kept community with covenants and an HOA in place, ensuring the neighborhood stays looking great and property values are preserved. Belgrade offers a wealth of outdoor activities to suit every adventurer. Just a short drive away, you'll find world-class fishing on the East Gallatin River, renowned for its rainbow and brown trout populations. For winter enthusiasts, Bridger Bowl Ski Area provides excellent skiing opportunities, while nearby Big Sky Resort offers expansive terrain for skiing and snowboarding. Hikers can explore trails in the Custer Gallatin National Forest, offering scenic views and wildlife sightings. Additionally, the Gallatin River and 16 Mile Creek offer excellent fishing spots. Whether you're looking for your first home, a peaceful downsizing option, or a charming investment, this Belgrade beauty delivers Montana living with style and ease.



Local Area

Belgrade, Montana lies in Gallatin County and serves as the pounding heartthrob of central Montana. Its location provides easy access to abundant recreational opportunities for all seasons. It's home to an international airport making travel plans efficient. The large but close-knit community offers festivals and markets alike to make for a unique and lively town to call home.



Blossoming in the heart of Montana and nestled between four mountain ranges is the picturesque college town of Bozeman. An outdoor enthusiast's haven, Bozeman's beauty attracts populations from all over that are seeking a higher quality of life. In fact, Bozeman was voted #10 in Money Magazine's best places to live in 2017. In addition, Moody's Analytics predicts an 11.4% job growth over the next five years, and there is access to wonderful jobs in Bozeman as it is a booming hub for innovative companies and those seeking to start up on their own. Bozeman is home to Montana State University and attracts over 15,000 students annually. Cheers for the local Bobcats can be heard through the valley, and fans gear up every fall for the tradition of tailgating before the competitive football games. The city graciously provides an active nightlife and top headlining concerts from various artists. As a result, the cultural scene is dynamic and energetic. Visit local art galleries, charming downtown boutiques, fine dining restaurants, or the popular and famous Museum of the Rockies. As a Smithsonian Affiliate, the museum is recognized as one of the world's finest research and historical museums. Here you can peruse all the exhibits and study the extensive collection of dinosaur fossils. If outdoor adventure is what you are craving, Bozeman can feed your hunger. Its central location provides access to world-class skiing, fishing, hiking, rafting, boating, and more. Yellowstone National Park is 90 minutes away where you can catch a glimpse of the rarely seen grizzly and wolf at the Grizzly and Wolf Discovery Center.

Area Attractions

The Gallatin Valley holds the key to blue-ribbon fishing with many rivers and streams to accommodate different varieties of fish. Swimming and boating in between casts are a great summer way to make lasting memories.

Blue-Ribbon Fishing

Madison River

Considered to be one of the prettiest and most popular rivers in Montana, the Madison River provides scenic floats, gorgeous canyons, and breathtaking views. Even if the fish are not biting, the land surrounding the river makes any day worth it. The Madison begins in Yellowstone National Park and flows for more than 140 miles before reaching the Missouri River near Three Forks, Montana. The mighty Madison River ranks as one of the top rivers for trout fishing and contains high numbers of quality-sized Brown and Rainbow Trout. Whether you are a dry fly, nymph, or streamer fisherman, there is enough for all to enjoy success on these waters.



Gallatin River

The Gallatin River flows for 12 miles from its origin where the East and West Gallatin Rivers meet and join the Jefferson and Madison and form the mighty Missouri. Flowing through a fertile agricultural valley, the Gallatin River irrigates and nourishes grazing and farmlands. This river is perfect for wade fishing along the banks or in the deep pools, providing ample cover for fish. Game fish include Brown and Rainbow Trout and Mountain Whitefish. Access is easy to find, and the river is open all year round for the avid fisherman.

East Gallatin River

Much different from the larger rivers in the area, the East Gallatin River is small but with big trout. Flowing through the mountains and the heart of the Gallatin Valley, there are large numbers of Brown Trout strategically treading around the twists and turns. Numerous springs feed into the river making it an incredibly fertile fishery with outstanding hatches. The river is generally too narrow for drift boats, so make sure you have a good pair of waders. This beautiful river is set in scenic areas and produces sounds that swallow up the chatter of the busy outside world. Get lost fly fishing this perfect Gallatin Valley River.



Ennis Lake

Ennis lake stretches for 2.6 miles and was formed by the construction of the Madison Dam. Camp, boat, fish, or white-water raft in the Bear Trap Canyon downstream of the dam. Anglers can fish for Brown and Rainbow Trout in this 4,800-acre lake.

Hot Springs

Bozeman Hot Springs

Bozeman Hot Springs is located in the Gallatin Valley of Montana. For over 100 years, visitors travel to natural hot springs to relax and rejuvenate in the 9 different pools and wet and dry saunas. It's a great spot to soak after skiing or just to allow your muscles to receive the therapy!

Norris Hot Springs

Named the Water of the Gods, Norris Hot Springs is a unique oasis situated among hillsides offering views of wildlife from the pool. Naturally heated from the bubbling springs below the earth's surface, the pool's clean hot mineral waters are 120 degrees. Soak here to treat your body to the healing powers of the hot mineral waters and enjoy the atmosphere with live music, food, and a campground.



Hunting in the Big Sky

The Big Sky area in the Gallatin Valley is in Region 3 of the state and includes 18,089 square miles of land, about 60% of it beginning in public lands. Big game hunting is a major draw to enthusiasts from all over the world as approximately 50% of all Montana elk are harvested from this region! As of 2018, Region 3 had the most elk in the state with a population of 70,000! It is not just elk that come in healthy populations around here. Black bear, deer, mountain goat, bighorn sheep, moose, and antelope serve as excellent game as well. You will find that the most common places

to hunt in this area are

Porcupine Creek, Taylor Fork, and Cinnamon Creek Trail. Should you need to practice before going out into the wild, stop at the Redcliff Shooting Range for a couple of rounds!



Museum of the Rockies

Visit the popular and famous Museum of the Rockies. As a Smithsonian Affiliate, the museum is recognized as one of the world's finest research and historical museums. Here you can peruse all the exhibits and study the extensive collection of dinosaur fossils.



Yellowstone National Park

Yellowstone National Park is a mere 90 minutes away where you can catch a glimpse of the rarely seen grizzly and wolf at the Grizzly and Wolf Discovery Center. Visit geysers and the historic Old Faithful for sights that you will never forget. Get a taste of the wild, see where the wildlife roam, and enjoy all the amenities of a national park!



Skiing and Winter Sports

Bridger Bowl Ski & Snowboard Resort

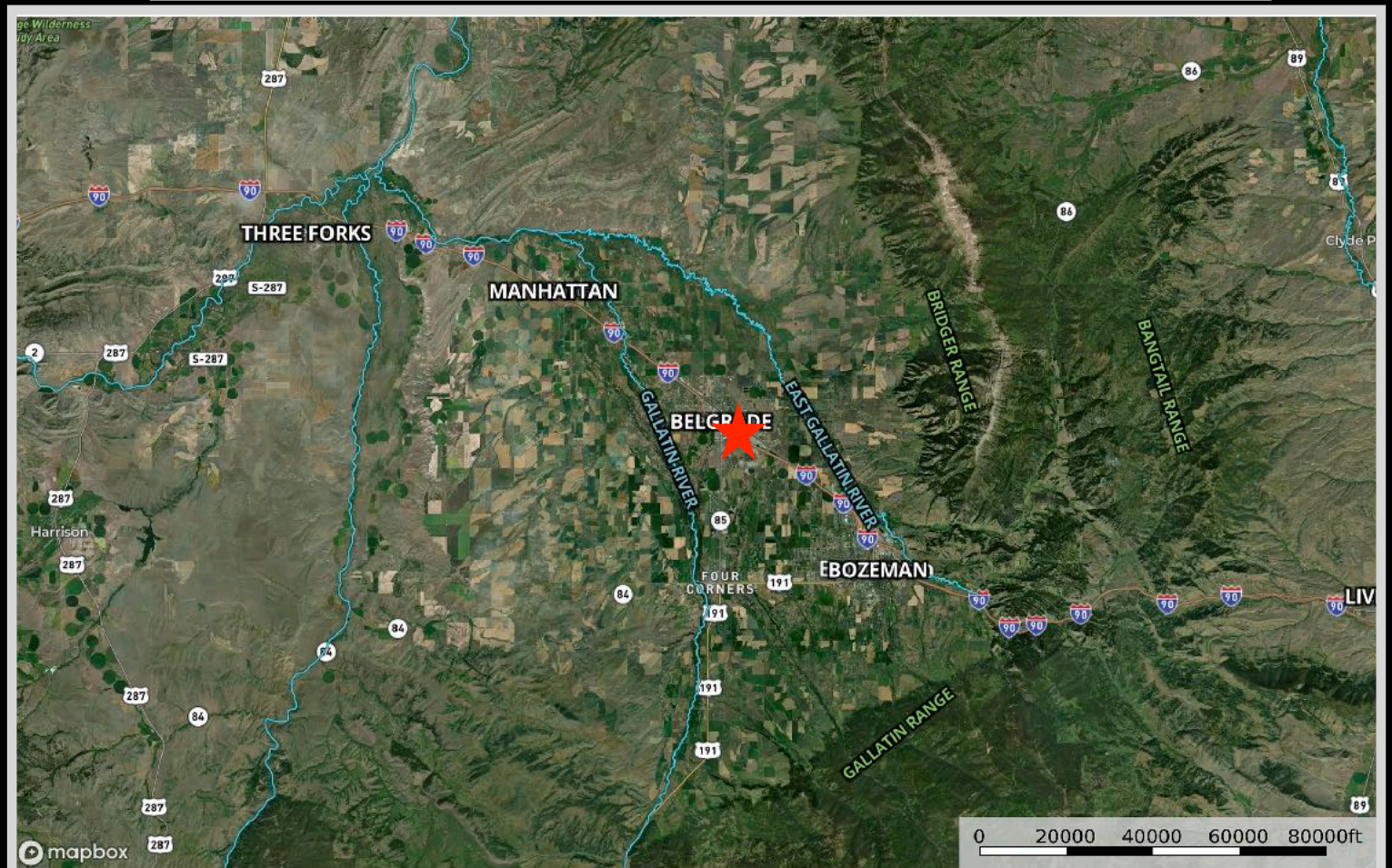
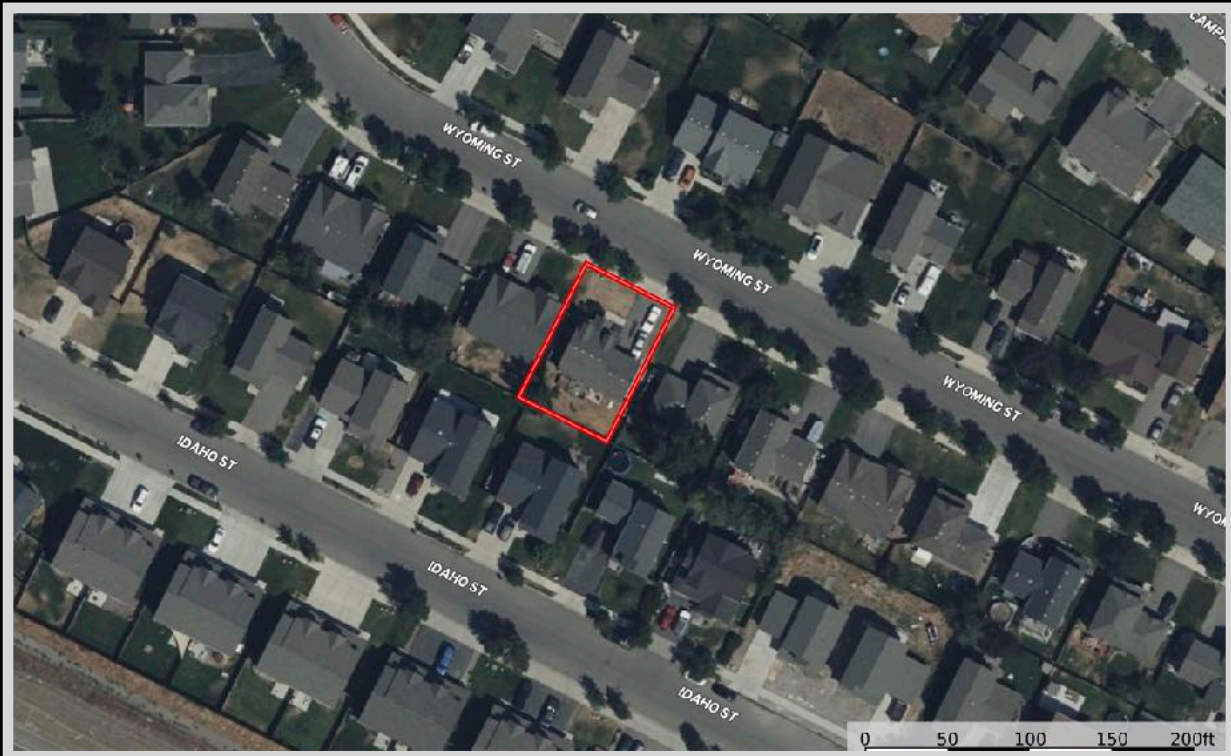
The resort boasts four large bowls within its boundaries that offer a variety of landscapes and terrain for any individual's ability.

Big Sky Resort

Stay at the resort and take part in all the splendid activities it has to offer. Go mountain biking on numerous trails and see the gorgeous scenery firsthand. Golf on the prestigious course and then relax at the spa. In the winter months enjoy skiing, snowshoe tours, and sleigh rides. In the warm months hike, zipline, and get out in the amazing Montana sunshine.



Property Maps



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.