

\$1,260,000 - 9200 River Road, Bozeman

MLS® #30051012

\$1,260,000

3 Bedroom, 3.00 Bathroom, 2,368 sqft

Residential on 0.74 Acres

Edgewater Acres, Bozeman, MT

Exquisite Bozeman Haven - 9200 River Rd, Montana! Step into luxury at 9200 River Rd, Bozeman, with this fully renovated three-bedroom, 2.5 bathrooms, 2,369 square-foot home on a sprawling three-quarter-acre lot. Just steps away from the tranquil Gallatin River and a premiere golf course with options for every type of golfer - beginner to pro. This serene home defines Montana living. Inside, a spa-like steam shower and soaking tub, a chef's kitchen with quartz countertops and Thermador stainless steel appliances, and an open layout with heated floors. All thoughtfully designed for entertaining or cozy nights. The expansive outdoor space beckons for gatherings or quiet moments under Montana's big sky. A two-car heated garage ensures year-round comfort. Ideal for families, retirees, or vacation home buyers, this modern Bozeman masterpiece blends elegance and nature. Don't wait! schedule your showing today! This residence has a portion of the home specifically designed (and separately metered) for use as a home office, or individual(s) with in-home health care needs. (Includes ADA accessibility with a ramp to the entry door and wide halls & doors.) The main home was constructed in 1981 with the additional office/health care area constructed in 2011, including remodeling to existing home. The 2011 addition was completed by the prior owner who was permitted a variance to build an in-home medical office with ADA



accessibility. This portion of the home has a separate address of 9202 River Rd and it has separately metered electricity.

Built in 1981

Essential Information

MLS® #	30051012
Price	\$1,260,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,368
Acres	0.74
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Active

Community Information

Address	9200 River Road
Subdivision	Edgewater Acres
City	Bozeman
County	Gallatin
State	MT
Zip Code	59718

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected, Separate Meters, Underground Utilities
Parking	Additional Parking, Garage, Garage Door Opener
# of Garages	2
Garages	Attached

Interior

Appliances	Dryer, Dishwasher, Range, Refrigerator, Water Softener, Washer
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Heating	Gas, Hot Water, Stove
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Stories	One
Basement	Crawl Space

Exterior

Exterior Features	Courtyard, Fire Pit, Garden, Storage, See Remarks
Roof	Asphalt, Composition
Foundation	Poured

Additional Information

Date Listed	June 1st, 2025
Days on Market	38