



2480 West Water Avenue
Denver, CO 80219

MLS # 5542691
PRICE \$385,000

Beautifully Maintained Home Close to All Things Denver



Single Family



1986 SQFT



3 Beds



2 Baths



0.15 Acre

PROPERTY DETAILS

Welcome home to this nicely updated and maintained ranch home minutes from all things Denver! Located directly across from a park and playground as well as the Harvard Gulch Trail and within walking distance to public transportation. Most elements of the home have been updated within the last four years, including: the boiler, hot water heater, structure, concrete driveway, carpet, paint, drywall, roof (July 2020) and more! Throughout the home you will find expansive living spaces that create an open concept feel as well as the opportunity to spread out. Upstairs you will find a large living room with extra space for a formal dining room, bar or sitting room; this space also has large windows that overlook the park and trail across the street. Also, on the main level are two spacious bedrooms, a full bath and an updated kitchen that leads to the large and well-maintained backyard, complete with a patio. The fenced backyard is south-facing and has ample grass, mature trees and a retaining wall that would be a great gardening area. There is a ton of living space in the basement too; as well as a ¾ bath, non-conforming bedroom, and an additional room that could easily be converted into another bedroom or flex space. Also,



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downstairs is the utility room that includes the laundry, utility sink and workspace complete with a workbench.



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