



7521 West Yale Avenue  
 Denver, CO 80227  
 COMMUNITY: Bear Valley

MLS # 7424116  
 PRICE \$325,000



Townhouse



1595 SQFT



3 Beds



3 Baths



1 Car

## PROPERTY DETAILS

SPACIOUS 3 STORY TOWNHOUSE WITH 3 BEDROOMS / 3 FULL BATHROOMS / 1CAR ATTACHED GARAGE / PLUS A FLEX ROOM ON THE LOWER LEVEL. THE UPPER LEVEL FEATURES 2 MASTER SUITES AND THE LAUNDRY ROOM IN BETWEEN THE MASTERS BEDROOMS. THE MAIN LEVEL HAS AN ADDITIONAL BEDROOM & FULL BATHROOM, OPEN CONCEPT LAYOUT IN THE KITCHEN WITH BREAKFAST BAR & LIVING ROOM. THE MAIN LEVEL ALSO OFFER A FRONT PORCH WITH VIEWS & BACK PATIO. THE LOWER (GROUND) LEVEL INCLUDES THE ONE CAR ATTACHED GARAGE, FLEX ROOM THAT COULD BE THE 4TH BEDROOM, HOME OFFICE, STORAGE ROOM, HOME GYM, + FENCH DOORS THAT OPEN TO ANOTHER COVERED PATIO. GREAT LOCATION - NEXT TO MOLLY BROWN SUMMER HOUSE, WALK TO BEAR CREEK PARK & TRAILS, AND EASY ACCESS TO HAMPDEN (285), AND TO ALL THE RETAIL THAT IS ONLY 2-3 MILES AWAY ON WADSWORTH BLVD. ATTENTION INVESTORS - GREAT OPPORTUNITY TO ADD THIS PROPERTY TO YOUR RENTAL INVENTORY / RENTAL POTENTIAL UP TO \$2,000 PER MONTH.



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