



9231 Irving Street  
 Westminster, CO 80031  
 COMMUNITY: Sunset Ridge

MLS # 7029273  
 PRICE \$460,000



Single Family



2156 SQFT



3 Beds



2/1 Baths



1 Car



0.16 Acre

## PROPERTY DETAILS

Visit this beautiful brick ranch with a fully finished basement offering 4 BEDROOMS (the basement bedroom is non-conforming) and 2.5 bathrooms. There is space for everyone in this home, with a living room on the main level and a large entertainment area in the basement. It's a great area to have a game room; turn it into a theater or a home gym. In addition, this home offers lots of storage with a large utility room/laundry room and a ginormous walk-in closet off the non-conforming basement bedroom. Off the kitchen is a large enclosed patio that works as a great space to have an additional sitting area to enjoy the warm morning rays with your cup of coffee. The yards were professionally landscaped and have been maintained by the owners and a newly poured concrete patio. In the last year, they have given the interior fresh paint and light fixtures. The bathrooms have some updates, with the upstairs hall bathroom being completely remodeled. In the last 10-years, the roof was replaced. You can't beat this location with quick access to I25 and US36, centrally located between the Butterfly Pavilion for those chiller months or Water World for those hot summer days, as well as an ice skating rink, parks, and Westminster Recenter. There are plenty of amenities nearby, such as an assortment of cuisines, grocery stores, and shopping, including the coming soon Westminster Downtown!



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