

COMPASS

5357 Balsam Street
Arvada, CO 80002
COMMUNITY: Balsam Meadows

MLS # 2731999
PRICE \$485,000



Condominium



1256 SQFT



3 Beds



2 Baths



1 Car



0.09 Acre

PROPERTY DETAILS

Located just a mile from Olde Town, this 3 bed/2 bath Arvada condo is beautiful both inside and out. Park in the attached 1 car garage, walk up the stairs and step through the entry way into this warm and spacious open floor plan. The kitchen features laminate countertops, light oak cabinets, a pantry and long counter with bar seating, perfect for enjoying meals or entertaining guests while preparing dinner. The kitchen opens up to the large living area, complete with recessed lighting, a ceiling fan and huge windows allowing natural light to radiate in. Cozy up in front of the gorgeous stone fireplace surrounded by built-in shelving. Around the corner from the kitchen you'll find the spacious laundry room with built-in shelving and natural light. Down the hall is the first full bath and 2 bedrooms, each with ceiling fans and large windows. On the opposite side of the unit is the huge light-filled primary bedroom with large windows, a ceiling fan and ensuite full bath with a spacious walk-in closet with shelves and hooks. The bathroom boasts a large double vanity with plenty of cabinet space and even more built-in shelving for towels and toiletries. In addition to the attached garage, there is one reserved parking space to use as well. This is a prime location with all that Olde Town offers just one mile away, and tons of other major stores and restaurants nearby. Easy access to Wadsworth, I70 and I76 makes getting to Denver, Boulder or the mountains a breeze! Don't miss this gem,



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schedule a showing today!



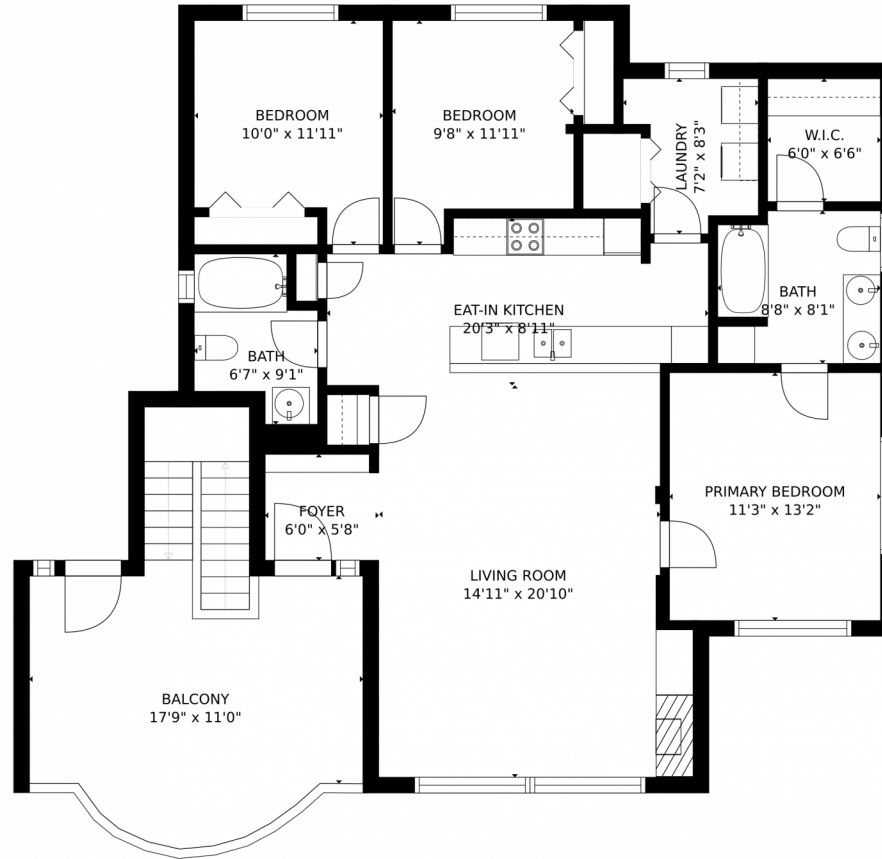
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5357 Balsam Street, Arvada, CO 80002 – Main Floor



GROSS INTERNAL AREA
FLOOR 1: 115 sq. ft, FLOOR 2: 1194 sq. ft
EXCLUDED AREAS: , GARAGE: 216 sq. ft
BALCONY: 276 sq. ft
TOTAL: 1308 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

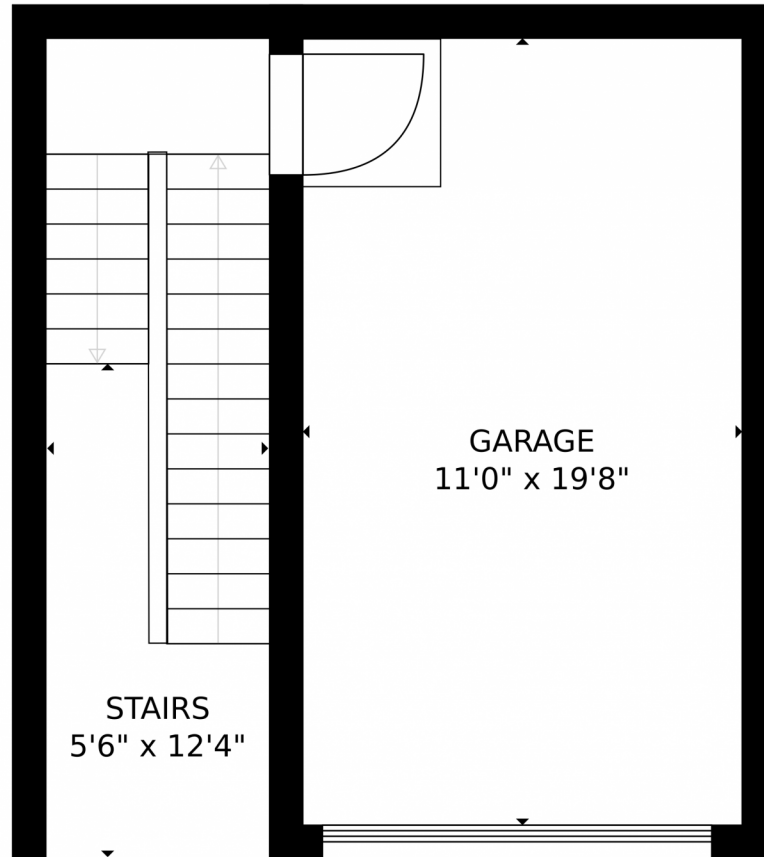


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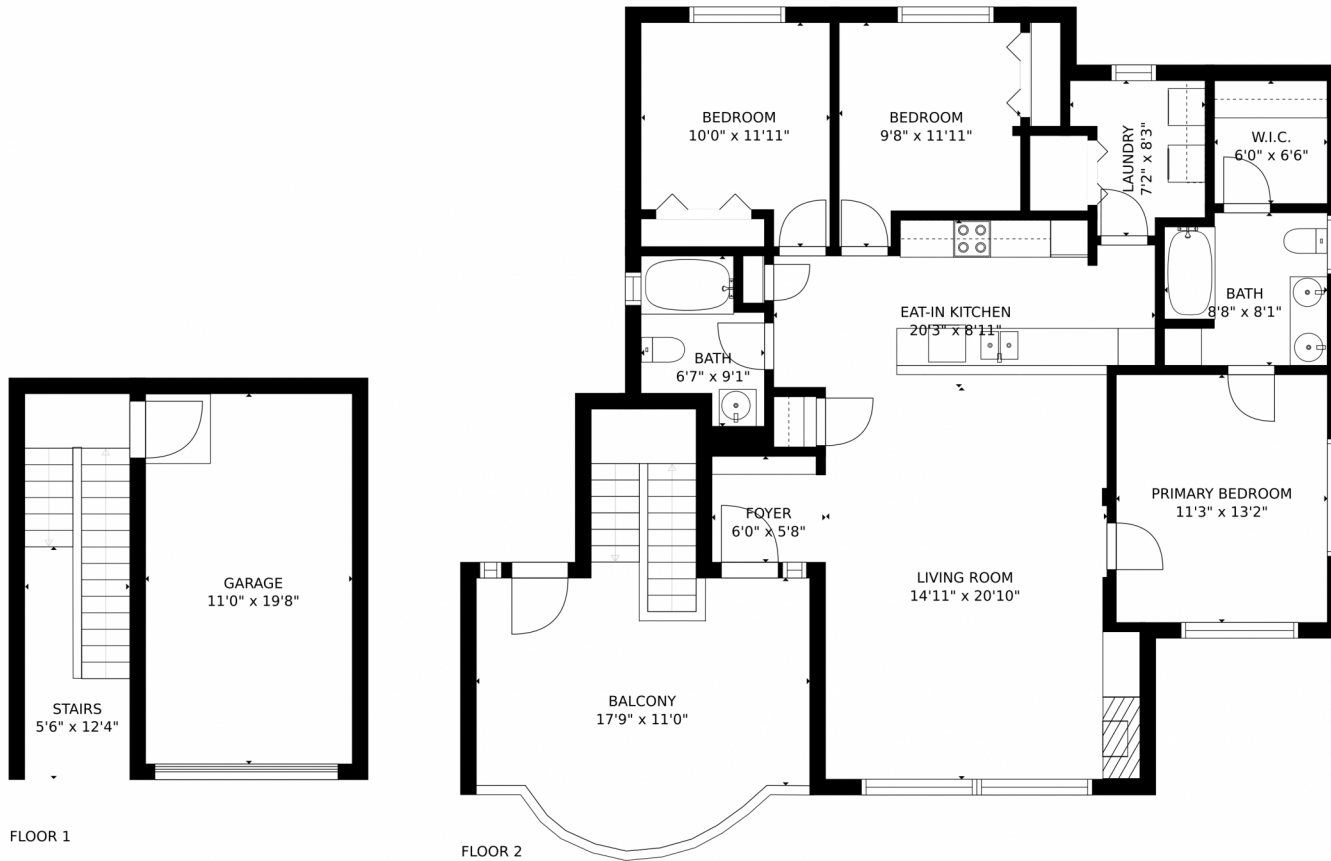
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5357 Balsam Street, Arvada, CO 80002 – All Floors



GROSS INTERNAL AREA
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EXCLUDED AREAS: GARAGE: 216 sq. ft.
BALCONY: 276 sq. ft.
TOTAL: 1308 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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