



6337 West 71st Avenue  
 Arvada, CO 80003  
**COMMUNITY:** Lamar Heights

**MLS #** 2578096  
**PRICE** \$450



Single Family   2028 SQFT   3 Beds   2 Baths   2 Car   0.18 Acre

## PROPERTY DETAILS

Investor Special!! This house needs work but has great potential! The location is great with a short commute to I-76, I-25 or US 36, parks and lakes nearby and within walking distance to school. Earn some sweat equity today! Comparable homes in the neighborhood that have been fully renovated have been selling in the mid \$600's.



**Jessica McNally**  
 303-829-1623  
 homesbyjess@comcast.net  
<https://www.homesbyjesscolorado.com>

