# \$495,900 - 18971 E Mercer Drive, Aurora

MLS® #2340111 Listing Office: Brix Real Estate LLC

## \$495,900

3 Bedroom, 2.00 Bathroom, 1,466 sqft Residential on 0 Acres

Hampden Hills, Aurora, CO

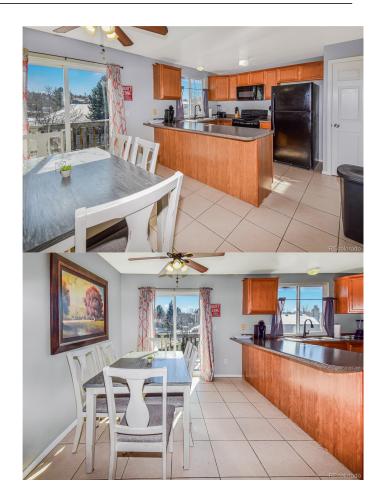
Charming Aurora Home with Income Potential in Cherry Creek Schools!

Discover this beautifully updated 3-bedroom, 1 ³¾-bath single-family home in Aurora, Colorado, offering versatility and modern comfort. The spacious main level boasts 2 bedrooms, a full bath, and a large family room perfect for entertaining or relaxing. The remodeled kitchen features granite countertops, stylish new cabinets, and fresh paint throughout.

The lower level, with its own private entrance, includes 1 bedroom, a ¾ bath, and a separate living spaceâ€"ideal for rental income, an Airbnb, or multi-generational living. The flexibility to live upstairs while renting the lower level makes this home an investor's dream.

Complete with a 2-car attached garage and located in the highly desirable Cherry Creek School District, this home combines convenience, style, and opportunity. Close to parks, shopping, and major highways, it's the perfect place to call home.

Schedule your showing today and explore the possibilities!





#### **Listing Courtesy of Brix Real Estate LLC**

Built in 1982

# **Essential Information**

MLS® # 2340111 Price \$495,900

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Square Footage 1,466
Acres 0.19
Year Built 1982

Type Residential

Sub-Type Single Family Residence

Status Active

# **Community Information**

Address 18971 E Mercer Drive

Subdivision Hampden Hills

City Aurora
County Arapahoe

State CO

Zip Code 80013

#### **Amenities**

Utilities Cable Available, Electricity Available, Natural Gas Connected

Parking Spaces 2

#### Interior

Appliances Dishwasher, Disposal, Gas Water Heater, Microwave, Oven, Refrigerator

Heating Forced Air
Cooling Central Air
Stories Bi-Level

#### **Exterior**

Exterior Features Private Yard, Rain Gutters

Roof Composition

#### **School Information**

District Cherry Creek 5

Elementary Sunrise
Middle Horizon

High Eaglecrest

## **Additional Information**

Date Listed November 26th, 2024

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