

# \$465,000 - 3310 W 95th Avenue, Westminster

MLS® #2555926 Listing Office: RE/MAX Momentum

**\$465,000**

4 Bedroom, 2.00 Bathroom, 1,563 sqft  
Residential on 0 Acres

Sunset Ridge, Westminster, CO

**\*\*Seller is motivated and looks forward to negotiating concessions and offering a home warranty\*\***Tucked away in the Sunset Ridge neighborhood is a ranch home, with wood floors, a wood burning fireplace, and great money making potential or multi-generational living. The lower level has a separate entrance that would easily allow for long or short term rental. For commuters this home is very close to hwy. 36 and I25. Many upgrades and improvements have already been done for you: All new interior doors and hardware through out the home. New exterior doors as well. New lighting fixture through home. Newer kitchen and bathrooms all with tile floors and updated cabinetry. Kitchen has stainless steel appliances and a new microwave. Stove is self cleaning with a convection oven. All new vinyl windows downstairs. New washer and dryer in the very large downstairs storage room that includes under-stairs storage. Downstairs doors are painted with new hardware to match upstairs. Enjoy the hardwood floors and wood burning fireplace on the main floor and newer laminate flooring downstairs. The family room is large enough to add a kitchenette (keep that rental income in mind: airbnb or visiting nurse programs). Additionally, if you have recreational vehicles, boats, or a vintage car hobby the huge driveway is perfect, as half of it is enclose behind the privacy fence. Park you RV behind the fence and still fit 3-4 car in the driveway. The backyard has garden boxes and a shed. Finally, enjoy the shade on the



patio under the brand new awning or the mature Mulberry tree.



**Listing Courtesy of RE/MAX Momentum**

Built in 1967

**Essential Information**

MLS® #	2555926
Price	\$465,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	1,563
Acres	0.15
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	3310 W 95th Avenue
Subdivision	Sunset Ridge
City	Westminster
County	Adams
State	CO
Zip Code	80031

**Amenities**

Parking Spaces	5
Parking	Concrete, Oversized

**Interior**

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Granite Counters, Smoke Free
Appliances	Convection Oven, Cooktop, Disposal, Dryer, Electric Water Heater, Microwave, Self Cleaning Oven
Heating	Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Stories	One

## Exterior

Exterior Features	Private Yard
Windows	Window Coverings
Roof	Composition

## School Information

District	Westminster Public Schools
Elementary	Sunset Ridge
Middle	Shaw Heights
High	Westminster

## Additional Information

Date Listed	May 2nd, 2025
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