

# \$625,000 - 2318 S Lincoln Street, Denver

MLS® #5076932 RE COLORADO Listing Office: West and Main Homes Inc

**\$625,000**

3 Bedroom, 1.00 Bathroom, 1,495 sqft  
Residential on 0 Acres

Rosedale, Denver, CO

Welcome home to 2318 South Lincoln Street! This charming 3-bedroom home is the perfect place to relax + enjoy everything you love about living in Denver! Your new home has been recently updated and located near the highly desirable Rosedale Park and South Broadway neighborhood, offering the perfect blend of comfort, convenience, and city living. Step inside to discover a warm and inviting open concept living space, whip up breakfast in the light + bright kitchen or cozy up next to the living room fireplace with a hot cup of coffee. Venture outside to find a spacious backyard, perfect for hosting summer gatherings, gardening, or simply unwinding in your own private outdoor retreat. With easy access to local shops, dining, and parks. You're going to LOVE living here!

RE COLORADO

**Listing Courtesy of West and Main Homes Inc**

Built in 1925

## Essential Information

MLS® #	5076932
Price	\$625,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,495
Acres	0.11



Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Status	Pending

### Community Information

Address	2318 S Lincoln Street
Subdivision	Rosedale
City	Denver
County	Denver
State	CO
Zip Code	80210

### Amenities

Utilities	Electricity Available, Electricity Connected, Internet Access (Wired), Natural Gas Available, Natural Gas Connected
Parking Spaces	1
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Speed Internet, Open Floorplan, Radon Mitigation System, Smart Thermostat
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
Stories	One

### Exterior

Exterior Features	Private Yard
Lot Description	Level, Near Public Transit, Sprinklers In Front
Roof	Composition

### School Information

District	Denver 1
Elementary	Asbury
Middle	Grant

High

South

## Additional Information

Date Listed February 17th, 2025

Zoning U-SU-B1

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