

\$430,000 - 5272 W County Road 5, Del Norte

MLS® #6552389 BY COLORADO Listing Office: eXp Realty - ROCC

\$430,000

5 Bedroom, 3.00 Bathroom, 2,811 sqft
Residential on 4 Acres

Del Norte, Del Norte, CO

This charming property with lush grass and mature trees boast's 2 move in ready homes, located in Del Norte, Colorado. Sitting on over 4 acres it is walking distance to the Rio Grande River. The main house features 2 bedrooms, 1 bathroom, a large dining room, spacious living room, laundry room, mud room, and a foyer. Upstairs, there are 2 bonus rooms that can serve as children's bedrooms or versatile spaces to suit your needs.

At the front of the property, the main house is complemented by a very large, two-story garage. This garage has ample space to accommodate up to 4 cars and includes a large workshop area. The upstairs of the garage offers potential for conversion into an apartment.

Towards the back of the property, there is a 3-bedroom, 2-bathroom manufactured home. This home is situated alongside a picturesque creek, providing a serene and natural setting. Both houses are serviced by a shared well and individual septic systems. City electricity is hooked up to both homes. The property is fully fenced.

Local Activities:

Del Norte offers a variety of outdoor activities for nature enthusiasts. The nearby Rio Grande River is ideal for fishing, kayaking, and canoeing. In the surrounding area, you can enjoy Hunting, hiking, mountain biking, and wildlife watching. The town of Del Norte also provides charming local shops, dining options, and cultural experiences, making it a



wonderful place to call home.

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Listing Courtesy of eXp Realty - ROCC

Built in 1928

Essential Information

MLS® #	6552389
Price	\$430,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,811
Acres	4.29
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	5272 W County Road 5
Subdivision	Del Norte
City	Del Norte
County	Rio Grande
State	CO
Zip Code	81132

Amenities

Parking Spaces	4
Parking	Concrete, Gravel, Finished Garage
# of Garages	4
Is Waterfront	Yes
Waterfront	Stream

Interior

Heating	Forced Air, Wood Stove
Cooling	None
Stories	One

Exterior

Lot Description	Level, Many Trees, Suitable For Grazing
Roof	Metal

School Information

District	Upper Rio Grande School District C-7
Elementary	Del Norte
Middle	Del Norte
High	Del Norte

Additional Information

Date Listed	May 29th, 2024
Zoning	RR

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