

# \$450,000 - 5574 W 72nd Drive, Arvada

MLS® #7163796 RE COLORADO Listing Office: Your Castle Real Estate Inc

## \$450,000

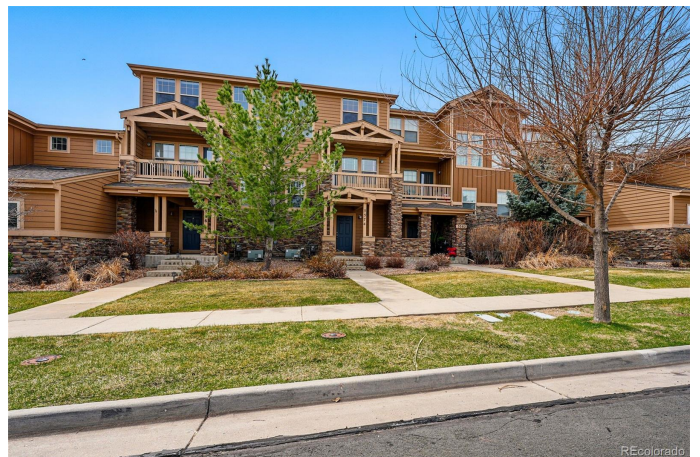
2 Bedroom, 3.00 Bathroom, 1,582 sqft  
Residential on 0 Acres

Shoenberg Farms, Arvada, CO

Seller says sell! Huge price reduction! Alright, hold onto your hats, folks! This gem of a townhouse, perfectly perched between Westminster and Arvada (where Denver and Boulder play footsie), just got even sweeter. We're talking 2 bedrooms, 3 baths, and a 2-car garage, all at a price that'll make you do a double-take. And get this: it's priced under the recent appraised value of \$490,000! Yes, you heard that right! Imagine the sun-drenched primary suite with its walk-in closet and spa-worthy 5-piece bath, and each bedroom with its own full bathroom. Plus, laundry upstairs? Yes, please! The kitchen's ready for your culinary adventures, flowing into the dining and living spaces, and a deck that's basically a sunshine magnet. And don't forget those soaring ceilings and storage for days! Plus, Faversham Park, Walnut Creek shops, trails, and easy commutes are all at your fingertips. Basically, you're snagging a slice of Colorado paradise at a steal! Don't let this incredible opportunity slip through your fingers! Schedule a showing today and make this dream townhouse your reality!



**\$40,000 Under Appraised Value!!**



RE COLORADO

**Listing Courtesy of Your Castle Real Estate Inc**

Built in 2008

## Essential Information

MLS® # 7163796

Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,582
Acres	0.04
Year Built	2008
Type	Residential
Sub-Type	Townhouse
Status	Active

### Community Information

Address	5574 W 72nd Drive
Subdivision	Shoenberg Farms
City	Arvada
County	Jefferson
State	CO
Zip Code	80003

### Amenities

Amenities	Park, Playground
Utilities	Cable Available, Electricity Available, Electricity Connected, Internet Access (Wired), Natural Gas Available, Natural Gas Connected, Phone Available
Parking Spaces	2
Parking	Concrete, Oversized, Storage
# of Garages	2

### Interior

Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Stories	Two

### Exterior

Exterior Features	Balcony
Lot Description	Master Planned, Near Public Transit
Roof	Composition

### School Information

District	Jefferson County R-1
Elementary	Swanson
Middle	North Arvada
High	Arvada

## Additional Information

Date Listed	April 3rd, 2025
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