

\$665,000 - 6535 Balsam Street, Arvada

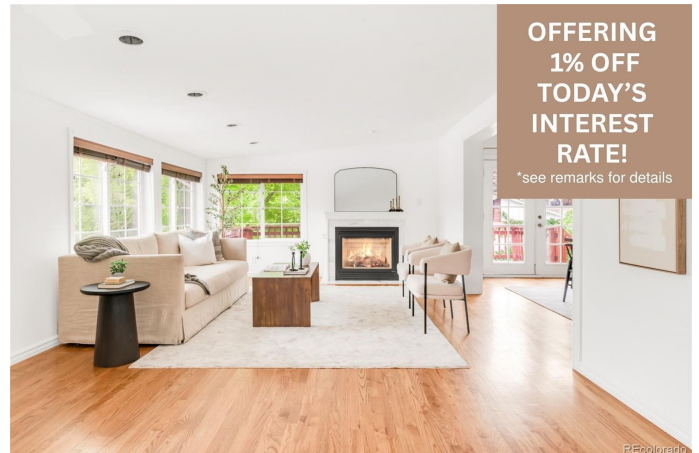
MLS® #8934748 BY COLORADO Listing Office: Milehimodern

\$665,000

4 Bedroom, 3.00 Bathroom, 2,848 sqft
Residential on 0 Acres

Scenic Heights, Arvada, CO

MOUNTAIN VIEWS//HOUSE HACK//Perched in Scenic Heights, this inviting home blends timeless charm with flexible living. Wrapped in a classic brick exterior, this residence offers a spacious floorplan designed to capture natural light and sweeping mountain views. A welcoming living room with a cozy fireplace opens seamlessly to the dining area, where glass French doors lead to an expansive deck â€” perfect for indoor-outdoor entertaining. The bright kitchen features all-white cabinetry and stainless steel appliances, while the dedicated laundry room with a washer and dryer set adds everyday ease. The laundry is accessible for both top and bottom units. The walkout basement includes a separate lock-off 2 bedroom suite complete with a large living area, kitchenette and full bathroom perfect for multigenerational living or rental income. Mature trees frame the private backyard, offering ample space for pets or gardening. Additional storage space is found in a two-car attached garage. Offering easy access to all that Arvada has to offer, this home pairs comfort and versatility in a prime location. House Hacking - Renting out one of the levels allows you to help pay a portion of your mortgage. The washer and dry is located in the basement and it can be locked off to ensure the basement has full privacy and the top unit still has access. The basement unit can gain access through the double doors located on the bottom unit for full privacy. Average rents in the area for a 2 bed is



\$2100+ for a 12 month lease. The large bedroom on the main floor can be divided to make an additional bedroom to help increase rents to \$2900/month for a 3 bed. *THIS PROPERTY COMES W A 1 YEAR RATE BUYDOWN, REDUCING THE BUYER'S INTEREST RATE BY 1% FOR THE FIRST YEAR OF THE LOAN (WITH ACCEPTABLE OVERALL TERMS OF THE OFFER). BUYER IS NOT OBLIGATED TO USE DANIELLE ANDERSON OF GUILD MORTGAGE TO HAVE OFFER ACCEPTED HOWEVER MUST USE DANIELLE ANDERSON TO RECEIVE THE BUYDOWN. DANIELLE ANDERSON NMLS1842677. *

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Listing Courtesy of Milehimodern

Built in 1959

Essential Information

MLS® #	8934748
Price	\$665,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,848
Acres	0.21
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Pending

Community Information

Address	6535 Balsam Street
Subdivision	Scenic Heights
City	Arvada
County	Jefferson

State	CO
Zip Code	80004

Amenities

Utilities	Cable Available, Electricity Connected, Internet Access (Wired), Natural Gas Connected, Phone Available, Phone Connected
Parking Spaces	2
# of Garages	2
View	Mountain(s)

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Speed Internet, In-Law Floorplan, Open Floorplan, Radon Mitigation System
Appliances	Dishwasher, Disposal, Dryer, Oven, Refrigerator, Washer
Heating	Electric, Forced Air
Cooling	Evaporative Cooling
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Circulating, Living Room
Stories	One

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Yard, Rain Gutters
Lot Description	Many Trees, Near Public Transit, Sprinklers In Front, Sprinklers In Rear
Windows	Window Coverings
Roof	Membrane
Foundation	Slab

School Information

District	Jefferson County R-1
Elementary	Secrest
Middle	Arvada K-8
High	Arvada

Additional Information

Date Listed	June 4th, 2025
Zoning	RES

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