

\$462,000 - 18934 E 44th Avenue, Denver

MLS® #8991789 BY COLORADO Listing Office: A+ LIFE'S AGENCY

\$462,000

3 Bedroom, 2.00 Bathroom, 1,974 sqft
Residential on 0 Acres

Green Valley Ranch, Denver, CO

SHOWINGS BY APPOINTMENTS ONLY 24
hours advance notice minimum: Please EMAIL
to BOKLEIN@COMCAST.NET

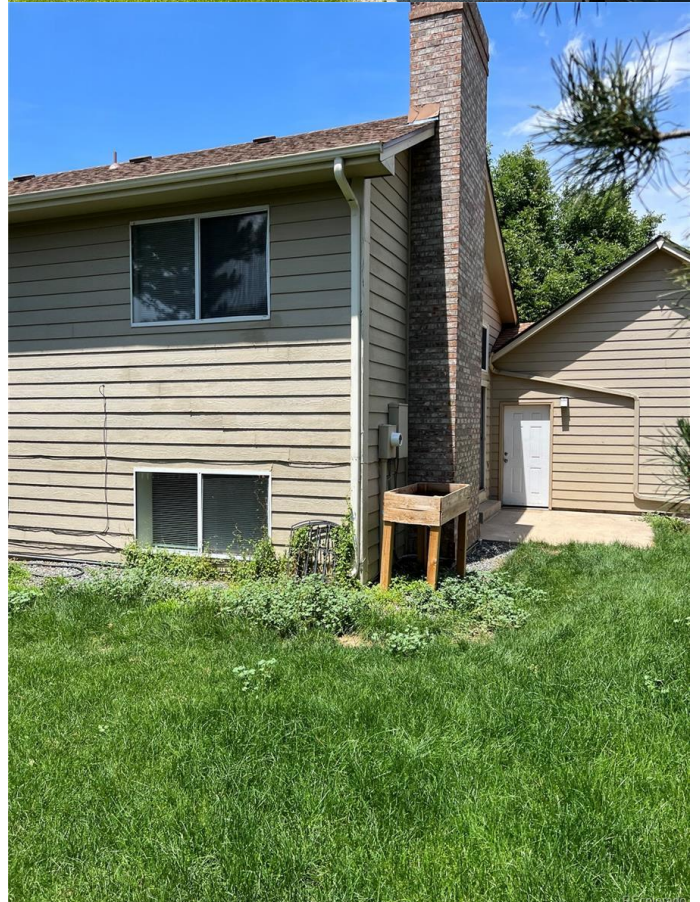
The sale and the possession is subject to the
existing lease: Current rent \$ 2775.00 lease
expires: MONTH TO MONTH

Introducing a beautiful tri-level property located
in the coveted Green Valley Ranch, offering a
delightful combination of style and comfort.
This beautiful home features a
well-thought-out floor plan with private
backyard space, perfectly suited for
entertaining and relaxing.

As you enter the main level, you're greeted by
a living room filled with abundant natural light,
enhanced by vaulted ceilings and stylish
laminated flooring. The kitchen is an
entertainer's dream, boasting a breakfast bar
and a spacious dining area, perfect for hosting
family dinners or casual get-togethers.
There is a .5% Green Valley Ranch HOA
transfer fee, which is to be paid by buyer.

Step outside to discover the private, fully
fenced yard, adorned with mature trees - a
rarity in Green Valley Ranch. This tranquil
outdoor space promises serene moments and
joyful gatherings.

Upstairs, the primary bedroom suite exudes
luxury, complete with an en-suite full



bathroom, large walk-in closet, and a bonus loft area, ideal for your home office setup.

The lower level houses a cozy family room, a perfect place to unwind by the fireplace. This level also features an additional bedroom and a full bathroom. An added benefit is the finished basement that serves as a third bedroom, offering ample space for guests or can be repurposed according to your needs.

The property's prime location is just around the corner from Green Valley Ranch West Park and close to DIA, shopping, and restaurants. Alternatively, hop on the light rail to explore downtown. With this move-in-ready property, you don't have to lift a finger to start enjoying your dream home.

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Listing Courtesy of A+ LIFE'S AGENCY

Built in 1983

Essential Information

MLS® #	8991789
Price	\$462,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,974
Acres	0.14
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	18934 E 44th Avenue
Subdivision	Green Valley Ranch
City	Denver
County	Denver

State	CO
Zip Code	80249

Amenities

Parking Spaces	2
# of Garages	2

Interior

Interior Features	Breakfast Bar, Butcher Counters, Ceiling Fan(s), High Ceilings, Primary Suite, Vaulted Ceiling(s)
Appliances	Dishwasher, Oven, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Stories	Tri-Level

Exterior

Exterior Features	Private Yard
Lot Description	Level, Sprinklers In Front, Sprinklers In Rear
Roof	Composition

School Information

District	Denver 1
Elementary	Marrama
Middle	Dr. Martin Luther King
High	DCIS at Montbello

Additional Information

Date Listed	July 17th, 2023
Zoning	R-1

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