

# **\$530,000 - 5046 S Evanston Street, Aurora**

MLS® #9983579 BY COLORADO Listing Office: Colorado Realty NOW, Inc

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## **\$530,000**

4 Bedroom, 3.00 Bathroom, 2,006 sqft  
Residential on 0 Acres

Woodgate, Aurora, CO

Fabulous single family home in popular Woodgate! Mature neighborhood in the Cherry Creek School District! Wonderful Woodgate home is ready for you NOW! This home has 4 bedrooms & 3 baths! The formal living and dining rooms, an eat-in kitchen, family room, powder bath and laundry are all on the main floor! The floor plan is extremely functional and easy to live in! The primary bedroom has its own en suite bath and huge walk-in closet! The secondary bedrooms are generously sized and share the hall bath! The home boasts tile flooring in the entry, kitchen, eating nook and service entry! Just look at the photo gallery and you will fall in love with this home! It has been very lovingly maintained! These sellers replace things as they come up--no deferred maintenance here! Attic fan AND central AC! The backyard is large, flat and fenced! It offers a great place to play yard games, enjoy a refreshing drink on the patio, grill with friends and simply a place to relax! The two car attached garage means you will no longer have to scrape snow and ice on a cold winter day (yes, we know that is hard to imagine right now!), but you will be glad to have the attached garage. There is a neighborhood pocket park, Sagebrush Park, maintained by the City of Aurora. No HOA dollars go to it. Oh, of course not because there are NO MANDATORY HOA dues here! Combine that with the low, low taxes and you have an affordable home! The home is in the boundaries of the highly acclaimed Cherry



Creek School District with schools on traditional calendars! Just across Parker Rd. is the Cherry Creek State Park--what an amazing play place and so close. There are miles and miles of trails for hiking, biking & running, the reservoir for water sports and the very popular off leash dog park! You will also find ample shopping and dining options nearby! The proximity to Parker Rd, I-225, I-25 and even 470 makes getting anywhere from here relatively easy! Call your agent today to see this wonderful home!

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**Listing Courtesy of Colorado Realty NOW, Inc**

Built in 1985

**Essential Information**

MLS® #	9983579
Price	\$530,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,006
Acres	0.15
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Pending

**Community Information**

Address	5046 S Evanston Street
Subdivision	Woodgate
City	Aurora
County	Arapahoe
State	CO
Zip Code	80015

## Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Concrete
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Eat-in Kitchen, Laminate Counters, Open Floorplan, Primary Suite, Smoke Free, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Self Cleaning Oven, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Stories	Two

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Level
Windows	Double Pane Windows, Skylight(s), Window Coverings
Roof	Composition
Foundation	Concrete Perimeter, Slab

## School Information

District	Cherry Creek 5
Elementary	Sagebrush
Middle	Laredo
High	Smoky Hill

## Additional Information

Date Listed	June 1st, 2025
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