

# \$625,000 - 8190 Raleigh Place, Westminster

MLS® #IR1036255 Listing Office: Westwater Realty

## \$625,000

5 Bedroom, 2.00 Bathroom, 2,504 sqft  
Residential on 0 Acres

Westminster Hills, Westminster, CO

Welcome to a beautifully updated Westminster home offering flexible living arrangements and built-in income potential. Versatile spaces across 2 levels create an opportunity for comfortable living, working, and entertaining on the main level in addition to leveraging the lock-off lower level as an Airbnb, long-term rental, or extended family living area. The inviting front porch and swing create the perfect setting for a peaceful morning coffee. Step inside to a bright and welcoming main level designed for comfortable living and easy entertaining. An eat-in kitchen with an expansive island flows effortlessly into a cozy living room, anchored by a fireplace. Three bright bedrooms, a full bathroom, and laundry round out the space on the main level. Head downstairs to discover a private, lock-off basement suite with 2 bedrooms, full bathroom, fully equipped kitchen, living room, and dedicated laundry. This space is already operating as a licensed, fully furnished Airbnb. Whether you use it for rental income, multi-gen living, an au pair, or extra guest space, the possibilities are wide open. Nearly every inch was thoughtfully updated over the past two years - including kitchen, bathrooms, appliances, flooring, A/C, and paint - so you can focus on settling in, not fixing up. Out back, enjoy summer barbecues or quiet weekends at home with a sunny patio, huge yard, herb garden, and 8x8' storage shed. An extended driveway with tandem parking for four cars adds convenience to the list of perks.



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Thoughtfully updated, income-savvy, and full of charm, this home is the perfect place to start your next chapter! Monthly rent in 2024 was \$2,300, average Airbnb/VRBO gross income from Oct '24 - May '25 was \$158/night (with \$11,000 in gross earnings during that time).

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**Listing Courtesy of Westwater Realty**

Built in 1956

**Essential Information**

MLS® #	IR1036255
Price	\$625,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,504
Acres	0.15
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	8190 Raleigh Place
Subdivision	Westminster Hills
City	Westminster
County	Adams
State	CO
Zip Code	80031

**Amenities**

Utilities	Cable Available, Electricity Available, Natural Gas Available
Parking Spaces	3

**Interior**

Interior Features	Eat-in Kitchen, In-Law Floorplan, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Disposal, Dryer, Microwave, Oven, Refrigerator, Washer

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
Stories	One

## Exterior

Lot Description	Level
Windows	Skylight(s)
Roof	Composition

## School Information

District	Westminster Public Schools
Elementary	Harris Park
Middle	Shaw Heights
High	Westminster

## Additional Information

Date Listed	June 12th, 2025
Zoning	R-1

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