



1153 Allen Avenue  
Erie, CO 80516

MLS # 2495840  
PRICE \$790,000



Single Family



3880 SQFT



4 Beds



3 Baths



2 Car



0.17 Acre

## PROPERTY DETAILS

Tree lined streets welcome you into the unique neighborhood of Erie Village. Homes in this neighborhood are one of a kind and filled with charming character and custom designed architecture, with inviting front porches. Come home to this well groomed corner lot with ranch style home for main level living with a full finished basement for expanded living. Living room, with three sided fireplace, kitchen, and formal dining room offer an open floor plan which is great for entertaining and room to move and stretch out. Kitchen with granite counters, island with gas cooktop, butlers pantry, and beautiful hardwood floors. Main floor office/den is great for those who work from home. Primary Suite with en-suite bath, second bedroom, full bath, and laundry room round off this very functional main level. Finished basement includes two more bedrooms, one currently being used as an office, private media room with screen and projector for those movie nights, large living space with a fireplace and



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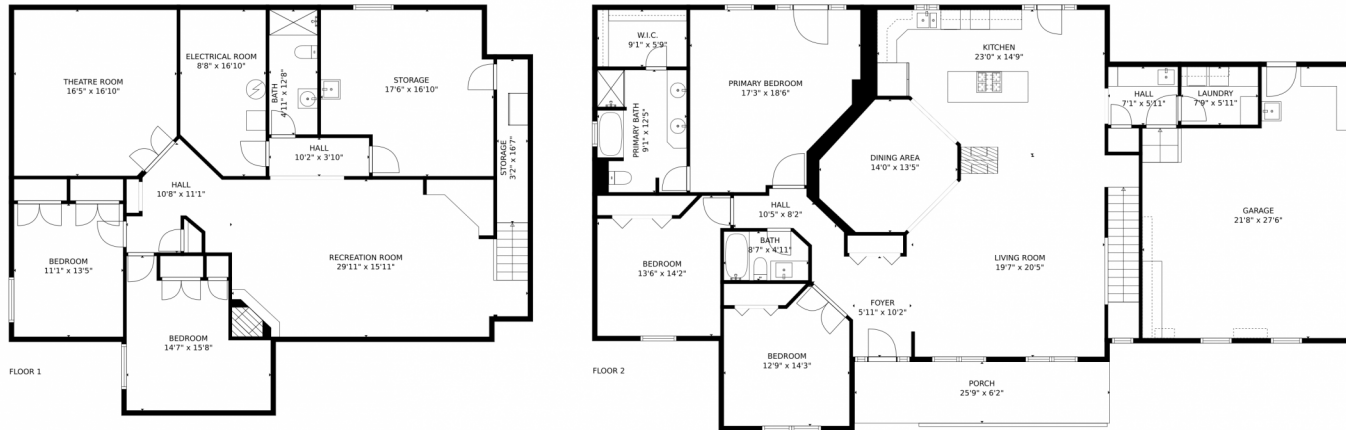
built in shelving, 3/4 bath, and a room that could be used for crafts/workshop. Beautiful big shady trees, flower beds, and low maintenance backyard invite you to enjoy your morning coffee, or a BBQ with friends and family out on your back patio. This home is conveniently located close to St. John park in the neighborhood. Easy access to charming downtown Erie, with restaurants and coffee shops, bike trails, schools, Erie's library and the recreation center/park.



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# 1153 Allen Avenue, Erie, CO 80516 – All Floors



GROSS INTERNAL AREA  
Below Ground: 1339 sq. ft, FLOOR 2: 2550 sq. ft  
EXCLUDED AREAS: ELECTRICAL ROOM: 137 sq. ft, STORAGE: 322 sq. ft, PORCH: 160 sq. ft  
TOTAL: 3889 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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