



6774 West 72nd Avenue
 Arvada, CO 80003
 COMMUNITY: Lamar Heights

MLS # 6762226



Single Family 2028 SQFT 4 Beds 2 Baths 1 Car 0.19 Acre

PROPERTY DETAILS

Welcome to this charming ranch-style home. Located in Arvada in Lamar Heights Offers modern updates and comfortable living spaces. This 4 bedrooms, 2 bath is perfectly situated on a oversized corner lot located on a peaceful "dead-end-street with no through traffic. Featuring 2 bedrooms on main level, and 2 Non-conforming rooms that offer flexible options for an office, gym or hobby space in basement. Enjoy the fresh feel of new interior and exterior paint, new central air, new carpeting, new flooring, and new windows installed throughout the home. Large cozy living room with hardwood floors and a gas fireplace. Updated kitchen, with Stainless Appliances, that opens to the dining room. Relax in the year-round beautiful sunroom which provides a peaceful space with a great view. Walk out to the large deck for gatherings or just relaxing. This versatile walk out lower level can be designed to house a combined family room, media room, and or a game room, leading directly onto a covered patio for integrated indoor-outdoor entertainment. The laundry/utility room stores the water heater, new furnace, new radon mitigation system to ensure air quality, and ample storage for a clean and organized space.



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Less than 10 minutes from Olde Town Arvada, a quick walk to multiple parks, and is in close proximity to stores and restaurants and the Boulder Turnpike & I-25. A great place to make this house your home.



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