



8945 W 49th Avenue
Arvada, CO 80002

COMMUNITY: Charles Graul Junior Minor

MLS # 6817876
PRICE \$598,000



Single Family



1378 SQFT



3 Beds



2 Baths



2 Car



0.21 Acre

PROPERTY DETAILS

Beautifully updated 3-bedroom, 2-bath home in a quiet Arvada neighborhood with an oversized two-car garage. Located in unincorporated Jefferson County, it offers flexibility and potential for an ADU. Key upgrades include PEX plumbing, a 200-amp electrical panel, a mini-split system, and a tankless water heater. A newly added 3/4 bath and remodeled full bath enhance the modern layout. Enjoy original hardwood floors, granite counters, and two inviting fireplaces. The fully enclosed yard features a cedar fence for privacy and a powered workshop/shed that can be converted for various uses, plus a chicken coop for a homestead touch. Conveniently located near I-70 and within walking distance to restaurants, parks, and trails, this home combines comfort and versatility in a desirable area.

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