

\$515,000 - 2409 N Wahsatch Avenue, Colorado Springs

MLS® #1128319

\$515,000

6 Bedroom, 3.00 Bathroom, 2,290 sqft

Residential on 0.18 Acres

Bonnyville, Colorado Springs, CO

Welcome to where this exceptional multigenerational home boasts two houses in one! This one-family owned home in the heart of the coveted Bonnyville neighborhood is a rare opportunity to earn passive income or welcome out-of-town guests with a garden level three-bedroom apartment with separate entryways.

The peaceful main home features three bedrooms, a full bathroom and a half bathroom, a galley kitchen with stainless Steele appliances, a convection stove and granite-tiled countertops, a dining room, a breakfast nook, and a large living room where you will enjoy stunning Colorado sunsets with gorgeous views. The beautiful hardwood floors flow throughout the main living areas and travertine tile in the main bathroom adorn the jetted bathtub where you can relax and enjoy the quiet of this home.

Outside, you will love to grill a delicious dinner or just sit and enjoy the beautiful Colorado weather on the large, tiled-floor covered patio that overlooks a lovely xeriscape backyard, complete with raised garden beds. Enjoy the outdoors even more with a total of three covered patios!

Making your way to the entrance of the garden level apartment that could be used as an in-law suite, when family comes to stay a while, or as a rental income-producing



opportunity, you will find a large tiled-floor living room, a complete galley kitchen, three bedrooms, a full bathroom, and two large storage areas. Separate laundry facilities provide extra privacy between the main house and the garden level apartment.

Don't forget about the location of this home, located just steps away from amenities like the Bon Shopping Center, Bonforte Park, Penrose Hospital, and just a short bike ride on the nearby interconnected Shooks Run Trail from downtown. You'll enjoy the convenience of this location with dining, shopping, and plenty of room to play and enjoy the outdoor Colorado life.

Built in 1948

Essential Information

MLS® #	1128319
Price	\$515,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Square Footage	2,290
Acres	0.18
Year Built	1948
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	2409 N Wahsatch Avenue
Subdivision	Bonnyville
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80907

Amenities

Utilities	Cable, Gas Available
# of Garages	2
Garages	Garage Door Opener, Workshop

Interior

Appliances	220v in Kitchen, Dryer, Disposal, Dishwasher, Microwave Oven, Refrigerator, Washer
Heating	Natural Gas
Cooling	Central Air
Stories	Ranch
Has Basement	Yes

Exterior

Exterior	Masonite Type
Lot Description	Mountain View
Roof	Composite Shingle
Construction	Existing Home
Foundation	Full Basement

School Information

District	11-Colorado Springs
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Additional Information

HOA Fees	0.00
HOA Fees Freq.	Not Applicable

Listing Details

Listing Office	West and Main Homes
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