

\$349,500 - 806 E St Vrain Street, Colorado Springs

MLS® #9135586

\$349,500

2 Bedroom, 1.00 Bathroom, 1,188 sqft
Residential on 0.06 Acres

Boulder Heights, Colorado Springs, CO

Welcome to this charming Craftsman-style bungalow where original character meets thoughtful updates. This cozy 2-bedroom, 1-bath home sits in one of Colorado Springs's classic neighborhoods and offers easy, main-level living with all the right touches.

The covered front porch with its timeless swing is the perfect spot for morning coffee or evening relaxation. Step inside to a bright, open living space filled with natural light, original wood trim, and that welcoming warmth only an older home can offer. A beautiful brick wood-burning stove adds the perfect focal point for cool Colorado nights.

The kitchen has been tastefully remodeled with new cabinets, countertops, and appliances—modern and functional while keeping the home's vintage charm intact. Both bedrooms are comfortably sized and share a beautifully updated bathroom with fresh tile, a new vanity, and stylish lighting.

Fresh paint, new flooring, and updated fixtures make this home truly move-in ready. The unfinished basement gives you plenty of storage or hobby space, and outside, the fenced backyard offers privacy, mature trees, and space to garden or entertain.

A covered carport and off-street parking make everyday life simple, and with no HOA,



youâ€™ll have the freedom to make this home your own. Just minutes from downtown, parks, restaurants, and shoppingâ€”this one has the perfect blend of history, comfort, and convenience.

Built in 1913

Essential Information

MLS® #	9135586
Price	\$349,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,188
Acres	0.06
Year Built	1913
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	806 E St Vrain Street
Subdivision	Boulder Heights
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80903

Amenities

Utilities	Electricity, Natural Gas Connected
# of Garages	1

Interior

Appliances	Dishwasher, Disposal, Microwave Oven, Oven, Range Oven (Gas/Elec), Refrigerator
Heating	Natural Gas, Gravity
Cooling	Ceiling Fan(s)
Fireplace	Yes

Fireplaces	Main, Wood, Stove, Free-standing
Stories	Ranch
Has Basement	Yes

Exterior

Exterior	Wood
Lot Description	See Prop Desc Remarks
Roof	Composite Shingle
Construction	Existing Home
Foundation	Partial 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	Matthew Moorman
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