

PRIME GLENWOOD SPRINGS LOCATION

Across from Sayre Park

1717 Grand Avenue | 4 Bed, 2 Bath | 2,132 sq. ft.



COLDWELL BANKER
MASON MORSE

A Coldwell Banker Mountain Properties Company



EXCEPTIONAL IN-TOWN LOCATION

Welcome to this centrally located Glenwood Springs home, perfectly positioned across from Sayre Park and close to everything downtown has to offer. With 4 bedrooms, 2 full baths, and 2,132 square feet, this property offers practical living spaces and an exceptional in-town location. Oak hardwood floors run through the living room and upper bedrooms, with great natural light from morning to afternoon. An enclosed back porch overlooks the spacious backyard, where mature trees create a sense of privacy and year-round enjoyment. Additional features include a 1-car garage, partially finished basement, two backyard sheds and a pergola. With potential for home occupation, an ADU, or future duplex development (buyer to verify with the City of Glenwood Springs), this property offers exceptional flexibility in an unbeatable location.



DETAILS

Address: 1717 Grand Avenue
City: Glenwood Springs
Bed & Bath: 4 Bed | 2 Bath
Size: 2,132 sq. ft.
MLS#: 190868
Taxes: \$1,671 (2024)
HOA: No HOA

NANCY EMERSON

Broker Associate
970.366.1194
nemerson@masonmorse.com
www.nancyemerson.com

FEATURES

- Central Glenwood Springs location
- 4 bedrooms, 2 full baths
- 2,132 sq ft with practical, well-designed living spaces
- Oak hardwood floors in living room and upper bedrooms
- Bright natural light from morning to afternoon
- Enclosed back porch (approx. 312 sq ft, unheated)
- Spacious backyard with mature trees, 2 sheds, pergola
- 1-car garage
- Potential for home occupation, ADU, or duplex development
- Excellent in-town location with strong walkability and easy access to amenities



COLDWELL BANKER
MASON MORSE

A Coldwell Banker Mountain Properties Company



NANCY EMERSON

Broker Associate

970.366.1194

nemerson@masonmorse.com

www.nancyemerson.com



**COLDWELL BANKER
MASON MORSE**

A Coldwell Banker Mountain Properties Company