

\$549,000 - S 240 Main Street, Alma

MLS® #S1051324

\$549,000

3 Bedroom, 2.00 Bathroom, 2,016 sqft
Residential on 0.21 Acres

ALMA RHODES, Alma, CO

\$45K PRICE DROP...SELLER SAYS SELL!

Potential in Alma's Heart... live, rent this out, or move your business here. Zoned for residential, business, or mixed use. Limitless possibilities of this charming property in the heart of Alma. Currently utilized as a single-family home located on Main Street, take advantage of Alma's vibrant community and thriving activity. Take the FREE Summit Stage bus to Breckenridge! Creativity flows throughout this unique property, featuring artistic tile work and a thoughtfully designed floor plan with open, airy layout flooded with natural light from windows in every direction. Pastel hues, tile & oak flooring, provide a touch of Southwest charm. This property includes both PC schedule numbers 104 & 103 (adjacent vacant lot) which holds a fishing pond on the Middle Fork of the South Platte River. Escape the heat and take in the massive views of nearby 14-ers. Built to last with a focus on energy efficiency, this solid structure ensures comfort and sustainability year-round. An additional layer of insulation underneath the siding, constructed with quality plywood, 5/8" drywall, hot water natural gas baseboard heat, a high-quality Earth Wood Stove, and back-up electric baseboard heaters. Great passive solar gain and sturdy roof. Water pipes can be easily drained. Many extra electrical outlets and in-wall cables for TV, satellite or phone lines. Whether you choose to reside on one level while renting out the other, explore commercial



or mixed-use ventures, or simply appreciate the total space, this property promises versatility and opportunity. Come experience firsthand why this is a must-see property in the Town of Alma!

Built in 1995

Essential Information

MLS® #	S1051324
Price	\$549,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,016
Acres	0.21
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	S 240 Main Street
Area	Park County
Subdivision	ALMA RHODES
City	Alma
County	Park
State	CO
Zip Code	80420

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Trash Collection, Water Available, Sewer Connected
Parking	Parking Pad
View	City, Mountain(s), Pond, River, Southern Exposure, Creek/Stream, Valley, Water
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior	Carpet, Tile, Wood
Interior Features	Wood Burning Stove
Appliances	Dishwasher, Disposal, Microwave, Range, Refrigerator, Dryer, Washer
Heating	Baseboard, Natural Gas, Wood Stove
Fireplaces	Wood Burning Stove

Exterior

Exterior	Wood Siding, Wood Frame
Lot Description	Corner Lot, City Lot, Level, Near Ski Area, Near Public Transit
Roof	Metal
Construction	Wood Siding, Wood Frame
Foundation	Poured

School Information

Elementary	Edith Teter
Middle	South Park
High	South Park

Additional Information

Date Listed	July 3rd, 2024
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Listing Details

Listing Office	Caniglia Real Estate Group,LLC
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