

# Townhome for Sale in Prime Location Near Denver Tech Center!

9105 E Lehigh Avenue Unit #99, Denver, CO 80237

MLS #9892295 | \$315,000

[Full Details](#) | [Virtual Tour](#)





If you're looking for the perfect townhome in Denver's thriving Tech Center, this 2-bedroom, 2-bathroom gem not only offers a calm living space but also comes with impressive upgrades in an unbeatable location.

## **Fresh Upgrades**

This townhome will ease the minds of its new owner for years to come with all the recent updates. No need to worry about replacing big-ticket items anytime soon because you'll have a brand-new furnace, hot water heater, and air conditioner installed in 2022. These essential systems guarantee your comfort whether you're dealing with Denver's bitter winters or sweltering summers.

How about some aesthetic upgrades? The entire interior has been freshly painted, and the carpets have been professionally cleaned making it move-in ready.







## Unbeatable Location

Location is everything in Denver, and this townhome delivers! Situated in the award-winning [Cherry Creek School district](#), it offers easy access to top-notch educational opportunities. Commuting is a breeze with close proximity to light rail, I-225, and I-25. For outdoor enthusiasts, [Cherry Creek Reservoir](#) is nearby, offering a great escape for recreational activities.

Everyday conveniences are also just minutes away, including [Whole Foods](#), local post office, library, and [Kennedy Golf Course](#). With everything you need within easy reach, this location truly offers the best of Denver living while keeping the sounds of Metro Life out of earshot when it's time to unwind at home.

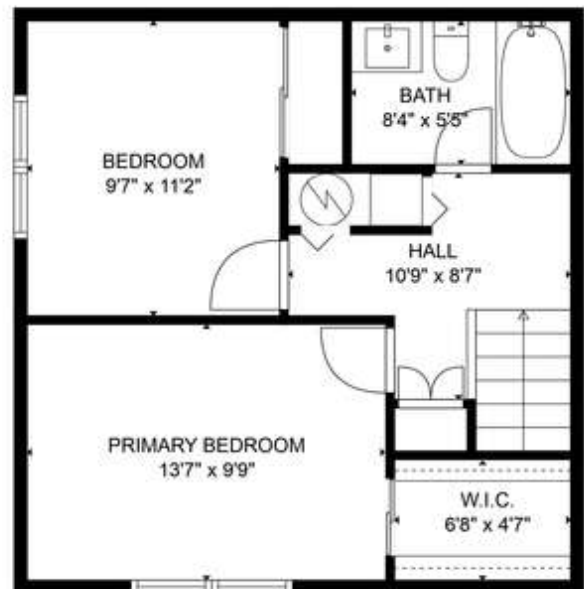
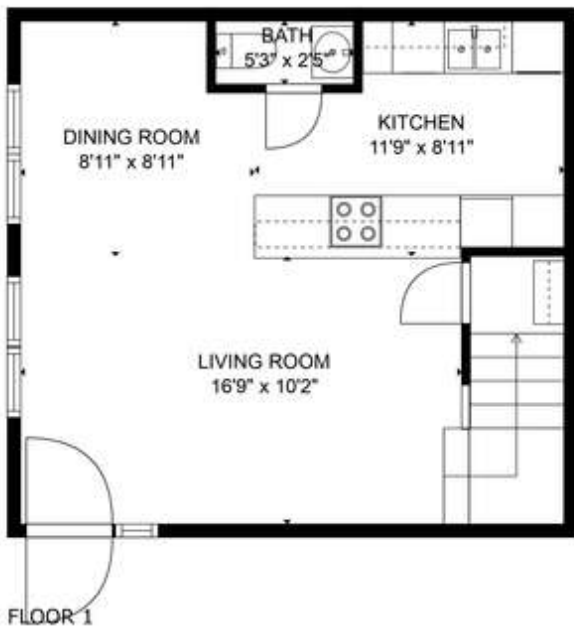




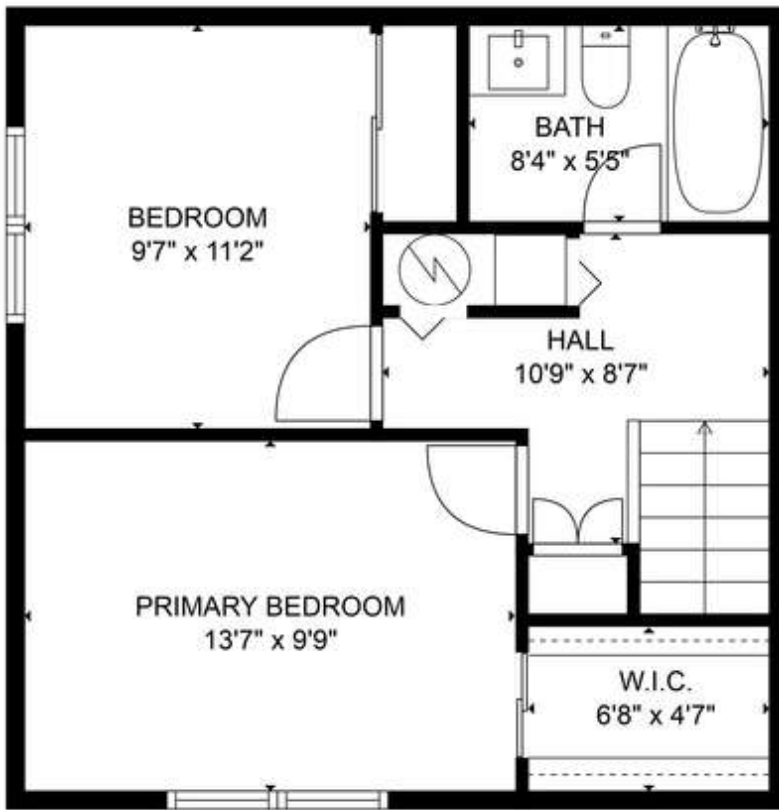
# Thoughtfully Designed Living Space

The main floor of this townhome features a welcoming family room, a half-bath for guests, and a dining area conveniently located next to a well-equipped kitchen, which includes a refrigerator, microwave, oven, and stove. The laundry area boasts a new 2023 washer & dryer completing the main level, making everyday living effortless.

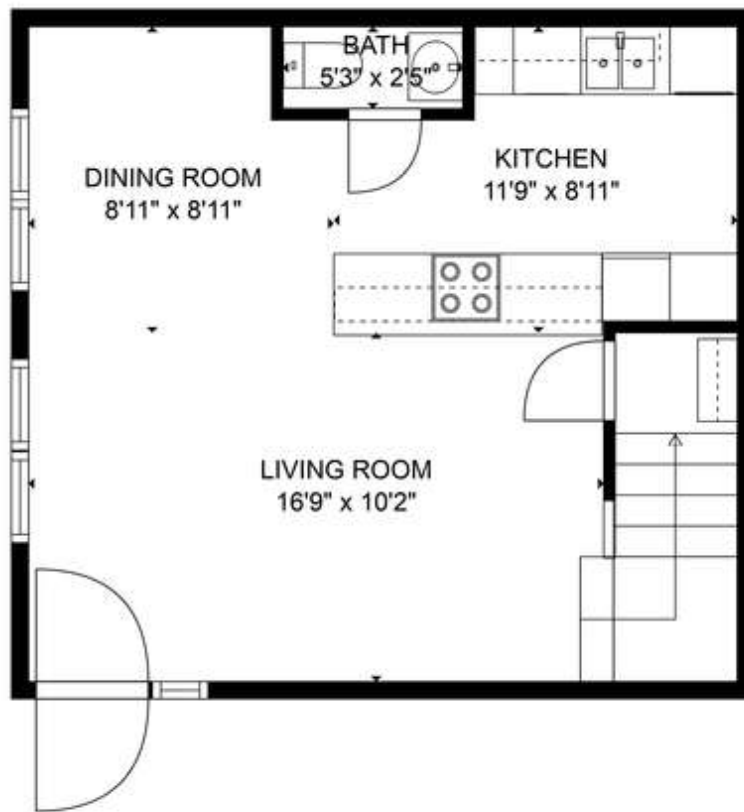
Upstairs, you'll find two spacious bedrooms that provide ample space and comfort. The full bathroom on this level is designed to meet your daily needs with ease.



**TOTAL: 834 sq. ft**  
BELOW GROUND: 395 sq. ft, FLOOR 2: 439 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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## Practical and Convenient Features

The property includes a shared garage with an assigned parking spot and a locker for extra storage, providing practical solutions for your everyday needs. Additionally, the low-cost HOA covers a wide range of services, including grounds maintenance, structural maintenance (including the roof), trash/recycling, water, sewer, and snow removal. This means you can enjoy a well-maintained property without the hassle of managing these tasks yourself.





# Don't Miss Out!

This prime location townhome in the heart of [Denver Tech Center \(DTC\)](#) is a rare find. With its modern upgrades, practical features, and unbeatable location, it's the perfect place to call home. Don't miss out—schedule your showing today!

Contact Top Denver REALTOR, Courtney Walker, to schedule a showing or to answer any questions. 720.394.8497



**Courtney Walker**  
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